This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 07/19/16 10:22 6 pgs
Fees:33.00 Taxes:4070.00
20160719-0074082

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
1300 Martin, LLC 1033 Demonbreun, Suite 600 Nashville, TN 37203	[SAME]	105-7-178

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GHANI HASHIMI AND REHANA HASHIMI**, husband and wife, ("**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **TOWERY HOLDINGS, LLC,** a Tennessee limited liability company, owning eight percent (80%) undivided interest and **ELLIOTT KYLE**, a married man, owning a twenty percent (20%) undivided interest, as tenants in common ("**Grantee**"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property known as **1300 Martin Street, Nashville, Davidson County, Tennessee 37203**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

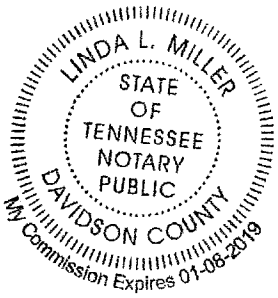
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



Witness my hand this 18th day of July, 2016.

GRANTORS:

Ghani Hashimi

Rehana Hashimi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named **Ghani Hashimi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 18th day of July, 2016.

Notary Public

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named **Rehana Hashimi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 18th day of July, 2016.

Notary Public

LINDA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me this the 18th day of July, 2016.

Notary Public

My Commission Expires: 1-8-2019

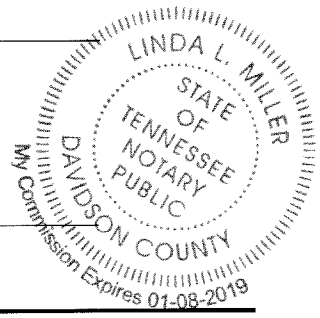


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the North 73 feet of Lots No. 15, 16, and 17 of Block 4, as appears on the plat of Block 4, 12, and part of Block 11, of the Hamilton Lands, as appears of record in Plan 2, Page 150, of the Chancery Court, Nashville, Tennessee, as follows:

Said property begins at a point 100 feet North of the Southwest corner of Block 4 and runs in a Northerly direction 73 feet fronting on and parallel to Martin Street and extends back between parallel lines to a distance of 150 feet.

Being the same property conveyed to Global Enterprises, Inc., a Tennessee corporation by Warranty Deed from John G. Brevard, recorded on the 16th day of June, 2003 in Instrument No. 20030616-0082796 and further conveyed to Ghani Hashimi and Rehana Hashimi, husband and wife by Quitclaim Deed from Global Enterprises, Inc., a Tennessee corporation, dated July 18, 2016 and recorded on July 18, 2016 in Instrument No. __20160719-0074081__, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON LANDS, as recorded in Plan Book 2, Page 150, in the Chancery Court, Nashville, Tennessee, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).