BILL GARRETT, Davidson County
Trans:T20160072633 DEEDWARR
Recvd: 08/19/16 13:58 4 pgs
Fees:23.00 Taxes:2719.50
20160819-0087022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 735,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2016.

Notary Public

My commission expires:

JOE VAULX CROCKETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Horsepower, J. V. c/o Earl H. Dunn, Jr. 212 Belclair Place Nashville, Tennessee 37205	Same	082090Q00100C0

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Monroe Street Partners, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto Horsepower, J.V., a Tennessee joint venture and general partnership ("GRANTEE"), its successors and assigns, certain land in Nashville, Davidson County, Tennessee, described hereinafter, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

The description of the land is as follows:

LAND in Davidson County, Tennessee, being Unit 371, as shown on Exhibit "E" of that Master Deed* recorded as Instrument No. 20070619-073328, as amended in Instrument No. 20150130-0009095, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Monroe Street Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20140718-0063634, in the Register's Office of Davidson County, Tennessee.

* Master Deed for 4th + Monroe

Property address: 371 Monroe Street, Nashville, Tennessee 37208.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, 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 (other than claims arising out of the matters set forth on Exhibit A).

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Remainder of page intentionally left blank.*]

WITNESS GRANTOR'S hand this 15th day of August, 2016.

MONROE STREET PARTNERS, LLC

By: _____

Name: Jim Jacobs

Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Pamela Lunny, a notary public of the state and county aforementioned, personally appeared Jim Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Mgr of MONROE STREET PARTNERS, LLC, the within-named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal in Nashville, Tennessee, this the 15 day of August, 2016.

_____

Notary Public

My Commission Expires: 6 2017

PAMELA W. LUNNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

EXCEPTIONS TO TITLE

371 Monroe Street
Nashville, Tennessee

1. Taxes for the year 2016, which have been prorated and will be paid by Grantee.

2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the Exhibit "E" of Master Deed, as recorded in Instrument Nos. 20070619-0073328 and 20100625-0049730 and Exhibit "D" of Instrument No. 20120824-0076410, amended in Instrument No. 20150130-0009095; 20080122-0006730; 20080606-0058427; 20100625-0049730; 20120824-0076410; 20130411-0035975; 20130718-0074552, and in 20150130-0009095, in the Register's Office for Davidson County, Tennessee.

3. Easement for Use of Dumpster of record in Instrument No. 20130528-0053582, said Register's Office.

4. Stormwater Detention Agreement of record in Instrument No. 20070320-0033396, said Register's Office.

5. Grant of Easement of record in Instrument No. 20090721-0068097, said Register's Office.

EXHIBIT A