RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $5,750,000.00 Affiant Subscribed and sworn to before me, this 22nd day of August, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160073830 DEEDWARR
Recvd: 08/24/16 10:31 2 pgs
Fees:13.00 Taxes:21275.00
20160824-0088503

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
421 Broadway, LLC	**New Owner**	**Map/Parcel: 093-063-108.00**
7100 Sharondale Court		
Brentwood, TN 37027-5286		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sedona Sun, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

421 Broadway, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of Lot 41, of the Davidson Academy Plan (sometime referred to as college lots), not of record and described as follows: Beginning at a point on the South side of Broad Street, and running thence Westwardly, with Broad Street, 23 feet 1 inch to the lot sold to Joseph W. Horton; thence at right angles, Southwardly 100 feet; thence Eastwardly 23 feet 1 inch to the Western line of Lot No. 2 in said subdivision; thence Northwardly, along the Western line of said Lot No. 2, 100 feet to the beginning.

Being the same property conveyed to Libbi M. Lee and Robert E. Lee IV, by Warranty Deed, from Tennessee Professional Properties, LLC, dated July 7, 2011, of record in Instrument No. 20110720-0055379, Register's Office for Davidson County, Tennessee; corrected by instrument of record as 201108110062034 RODC. Robert Edward Lee, IV and Libbi D. McCullough Lee consolidated tax parcels by Strawman Quitclaim Deed of record in Instrument No. 20110811-0061878, Register's Office for Davidson County, Tennessee. Said property was later conveyed to Sedona Sun, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Libbi M. Lee and husband, Robert E. Lee, IV, dated July 31, 2013, of record in Instrument No. 20130806-0082399, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Articles of Organization of record in Instrument No. 20070327-0036522 and amended in Instrument No. 20070921-0113233, Register's Office for DAVIDSON County, Tennessee.
Restrictions for Capitol Mall Redevelopment Project of record in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464 and Instrument No. 20050124-0008719, Register's Office for DAVIDSON County, Tennessee.
Ordinance for Capitol Mall Redevelopment Project of record in Instrument No. 20020626-0076795, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092715, Register's Office for DAVIDSON County, Tennessee.

This property shares a mutual or "party" wall with the real property known as 423 Broadway, Nashville, TN; property is taken subject to the mutual rights and obligations to share this wall and to make all reasonable efforts to maintain and share this party wall for the mutual benefit of each party and a party shall not knowingly take actions which will weaken or harm the integrity of the party wall.

This is improved property known as 421 Broadway, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of August, 2016.

Sedona Sun, LLC

By: Robert E. Lee, IV, Member

By: Libbi M. Lee, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert E. Lee, IV and Libbi M. Lee, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole Members (or other officers authorized to execute the instrument) of Sedona Sun, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand, at office, this 22nd day of August, 2016.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES
JUNE 25, 2019

File #: **160323JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027