BILL GARRETT, Davidson County
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Fees:28.00 Taxes:15231.67
20160825-0088902

SPECIAL WARRANTY DEED

FROM: JOE E. DIXON SR. LIVING TRUST
DATED MAY 8, 2001
Grantor

TO: 18th & CHET, LLC, a Tennessee limited liability company,
Grantee

This instrument was prepared by:
Jeremy M. Brook, Esq.
Stites & Harbison PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
18th & CHET, LLC 54 Music Square East, Suite 250 Nashville, Tennessee 37203	18th & CHET, LLC 54 Music Square East, Suite 250 Nashville, Tennessee 37203	092-16-0-358-00

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma)

The actual consideration or value, whichever is greater, for this transfer is FOUR MILLION, ONE HUNDRED SIXTEEN THOUSAND, SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS ($4,116,666.67).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of August, 2016.

JANIS L. ROBERTS NOTARY # 00006752 EXP. 05/22/20 PUBLIC STATE OF OKLAHOMA

Notary Public

My Commission Expires: May 22, 2020

FOR AND IN CONSIDERATION OF the sum of FOUR MILLION, ONE HUNDRED SIXTEEN THOUSAND, SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS ($4,116,666.67), the receipt and sufficiency of which are hereby acknowledged, JOE E. DIXON SR. LIVING TRUST DATED MAY 8, 2001 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 18th & CHET, LLC, a Tennessee limited liability company

("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 812 18th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, 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 claiming by, through or under Grantor (except for the matters stated above to which this conveyance is expressly made subject) but not further or otherwise.

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

[Signature Page Follows]

Witness my hand as of this 24th day of August, 2016.

GRANTOR:

JOE E. DIXON SR. LIVING TRUST DATED MAY 8, 2001

By: Joe E Dixon

Print Name: Joe E. Dixon

Title: Trustee

STATE OF NEVADA)
)
COUNTY OF Clark)

Before me, Becky Brown, a Notary Public of said County and State, personally appeared JOE E. DIXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee (or other officer authorized to execute the instrument) of Joe E. Dixon Sr. Living Trust dated May 8, 2001, a revocable living trust, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Las Vegas, this 23rd day of August, 2016.

Becky Brown
Notary Public

My Commission Expires: Sept. 24, 2017

BECKY BROWN
Notary Public, State of Nevada
Appointment No. 01-70764-1
My Appt. Expires Sep 24, 2017

EXHIBIT A
TO SPECIAL WARRANTY DEED

Property Description

Land in Davidson County, Tennessee, being Lots No. 116, 117, and 118 as shown on the map entitled O.B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lots Nos. 116, 117, and 118 front together 150 feet on the easterly side of 18th Avenue South, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to FRANK P. DIXON AND WIFE, VELMA L. DIXON, AN UNDIVIDED SIX-TENTHS (6/10THS) INTEREST AND JOE E. DIXON AND WIFE, RUTH DIXON, AN UNDIVIDED FOUR-TENTHS (4/10THS) INTEREST, by deed from JOE E. DIXON, INC., A TENNESSEE CORPORATION, of record in Book 2548, Page 514, dated June 28, 1956, Register's Office for Davidson County, Tennessee. FRANK P. DIXON AND WIFE, VELMA L. DIXON have since conveyed their six-tenths (6/10ths) interest in said property to JOE E. DIXON AND WIFE, RUTH DIXON by deed of record in Book 4668, Page 706, dated December 29, 1972, said Register's Office. RUTH DIXON subsequently died on or about April 28, 1989, leaving JOE E. DIXON as the surviving tenant by the entirety. JOE E. DIXON has conveyed his interest in said property to JOE E. DIXON, SR., AS TRUSTEE OF THE JOE E. DIXON, SR. LIVING TRUST DATED MAY 8, 2001, by quitclaim deed of record in Instrument No. 20020306-0028155, dated February 14, 2002, said Register's Office.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1) Rights of tenants in possession, as tenants only, under unrecorded leases.

2) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-16-0-358.00, a lien not yet due and payable.

3) ALTA/NSPS Land Title Survey by L. Brandon Lambert, TN RLS No. 2828 with Littlejohn, dated March 18, 2016, last revised August 24, 2016, and designated as Job No. 20150395, shows the following matters:

Tract I:

a) Overhead utility lines located in the eastern portion of the property