WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00.

Affiant

Subscribed and sworn to me on August 15th, 2016.

NOTARY PUBLIC
My Commission Expires:

Comm. Exp. 3-6-2018

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 08/29/16 14:21 3 pgs
Fees:18.00 Taxes:3700.00
20160829-0090278

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mason Avenue LLC 119 Mason Avenue Nashville, TN 37203	Same	104-02-191.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Mason House Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mason Avenue LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 15A, REVISED MAP OF WEST END PARK, as shown on plat of record in Plat Book 421, Pages 82-83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Quitclaim Deed from L. C. Anderson, Jr. & wife, Patricia W. Anderson to Mason House Properties, LLC as recorded on the 18th day of December, 1995 in Deed Book 9890, Page 684 and Warranty Deed from Gilmore-Clunan Co. a Tennessee corporation to L. C. Anderson, Jr. as recorded on the 14th day of March, 1952 in Deed Book 2039, Page 265, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property, known as 119 Mason Avenue, Nashville, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on August 15th, 2016.

Mason House Properties, LLC

By: Brenda Stewart

Its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

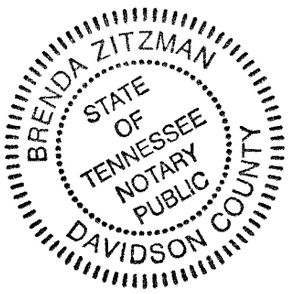
Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Stewart with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the representative of Mason House Properties, LLC, the within named bargainor, and that she as such representative executed the foregoing instrument for the purposes therein contained, by signing for Mason House Properties, LLC by herself as representative.

Witness my hand and official seal on August 15th, 2016.

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017



True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018