THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

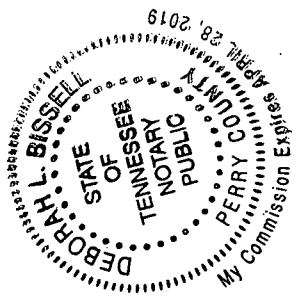
File No.: M165132

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165132

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Amanda Vaughn
Affiant



Subscribed and sworn to before me, this the 26th day of August, 2016.

Deborah L Bissell
Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AGORA, LLC 2683 Miami Ave. Nashville, TN 37214	NEW OWNER	052-09-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Scott Clark**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Agora, 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:

Tract 1

Land in Davidson County, Tennessee, being the West 100 feet of Lot No. 41 on the map showing J.H. Gothard's Subdivision of 9.08 acres, in Pennington's Bend, as of record in Book 547, Page 79, Register's Office for said County, described as follows;

Beginning at a point in a 20 foot roadway, now Miami Avenue, at the Southeast corner of Lot No, 40; thence North 51 1/2 degrees East 55 feet to a point; thence continuing with the Northerly margin of said road or avenue North 60 3/4 degrees East 45 feet to the corner of the property conveyed to Uthman; thence Westerly with the line of the Uthman property and parallel with the line at Lot No. 40, to the low water mark of the Cumberland River; thence down said river at low water mark with the meanderings 100 feet to the Northeast corner of Lot No. 40; thence Southwardly 165 feet more or less to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20160075857 DEEDWARR
Recvd: 08/30/16 14:47 3 pgs
Fees:18.00 Taxes:370.00
20160830-0090969

Being the same property conveyed by Warranty Deed from Bobby Vaughn to Jerry Scott Clark as recorded on the 30th day of July, 1996 in Deed Book 10137, Page 312 and Will recorded at Instrument No. 20140122-006198, Probate #14P-61, in the Register's Office of Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 74, WOODALE GROVE ANNEX (erroneously referred to as Woodvale Grove Annex in deed of acquisition), PART OF THE GOTHARD LAND, as shown on plat of record in Plat Book 547, Pages 109 & 110, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Included in the above description, but expressly excluded from this conveyance is that land conveyed by John L. Saylors and Virgil R. Hall to Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives as described in Book 3986, Page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Tommy Joe Brent, a married man to Jerry Scott Clark, a single man as recorded on the 11th day of June, 2002 in Instrument No. 20020611-0071146 and Will recorded at Instrument No. 20140122-006198, Probate #14P-61, in the Register's Office of Davidson County, Tennessee.

Tract 3

Being Lot 75 on the Map of Wooddale Grove Annex, as of record in Book 547, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Included in the above description, but expressly excluded from this conveyance is that land conveyed by Gamer Robinson to Metropolitan Government as described in Book 4002, Page 774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Maude Hopkins, Muriel Robinson and Lana Robinson to Jerry S. Clark, as recorded on the 14th day of August, 2000 in Instrument No. 20000814-0080180 and Will recorded at Instrument No. 20140122-006198, Probate #14P-61, in the Register's Office of Davidson County, Tennessee.

Tracts 1, 2, and 3 above having been further conveyed to Michael Scott Clark by Land Will and Testament of Jerry S. Clark (Probate #14P-61 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) recorded in Instrument No. 20140122-006198, in the Register's Office of Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: 2683 2686 & 2688 Miami Avenue, Nashville, TN37214

This conveyance is made subject to (1. Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2. all applicable zoning ordinances; (3. utility, sewer, drainage and other easements of record; (4. all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5. building restrictions, and (6. other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24TH day of August, 2016.

Michael Scott Clark

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Scott Clark**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of August, 2016.

Notary Public
My Commission expires:
3/24/18

MARY L. MCCOOL NOTARY PUBLIC ALABAMA-STATE AT LARGE