BILL GARRETT, Davidson County
Trans:T20160081565 DEEDWARRSP
Recvd: 09/16/16 15:54 4 pgs
Fees:23.00 Taxes:4810.00
20160916-0097818

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
711M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par. Nos. 082-16-0-014.00	711M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz

This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KATHERINE L. HARDCASTLE, an individual residing in the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 711M, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property described as 711 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

STEPHANIE G. COLVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Subscribed and sworn to before me this 15 day of September, 2016.

Notary Public
My Commission Expires: 1/6/20

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14 day of September, 2016.

GRANTOR:

Katherine L. Hardcastle

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G. Colvin, the undersigned, a Notary Public in and for said County and State, the within named KATHERINE L. HARDCASTLE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14 day of September, 2016.

Notary Public

My Commission Expires:
1/6/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

SCHEDULE 1

DESCRIPTION OF PROPERTY

TRACT 1:

Being Lot No. 6 on the Plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 1, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

TRACT 2:

Being the easterly half of Lot No. 7 on the Plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 1, Register's Office for said County. Said easterly half of Lot No. 7 fronts 25 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

TRACT 3:

Being the westerly half of Lot No. 7 on the Plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 1, Register's Office for said County. Said westerly half of Lot No. 7 fronts 25 feet on the northerly side of Main Street of Gallatin Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clyde Hardcastle from Hardcastle Construction Inc., by deed of record in Book 4465, Page 83, Book 4465, Page 85 and Book 4465, Page 87, dated December 7, 1970, Register's Office for Davidson County, Tennessee. Having since, being the same property conveyed to Owen Clyde Hardcastle, a/k/a Clyde Hardcastle (having since died) and wife, Katherine L. Hardcastle, as tenants by the entirety from John H. Lowe, Trustee, by deed of record as Instrument No. 200007140069778, dated July 13, 2000, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this deed. The legal description is the same as the previous instrument of record.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2016 and subsequent years, not yet due and payable.