This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 09/20/16 08:28 6 pgs
Fees:33.00 Taxes:4902.50
20160920-0098599

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
827 Meridian Partners, LLC 1033 Demonbreun, Suite 600 Nashville, TN 37203	[SAME]	0820710100 0820701000

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT SOLOMON**, as an individual, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **827 MERIDIAN PARTNERS, LLC,** a Tennessee limited liability company, owning a eighty percent (80%) undivided interest, **TALBOTT P. OTTINGER,** a married man and **ROBERT BRADY MILLS**, a married man, collectively owning a twenty percent (20%) undivided interest as tenants in common (collectively "**Grantees**"), their successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property known as **827 & 831 Meridian Street, Nashville, Davidson County, Tennessee 37207**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 16 day of September, 2016.

GRANTOR:

Robert Solomon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named **Robert Solomon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 16 day of September, 2016.

Notary Public

My Commission Expires: 08.04.2020

DYANI E. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-04-2020

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,325,000.00

Affiant

Subscribed and sworn to before me this the 16 day of September, 2016.

Notary Public

My Commission Expires: 08.04.2020

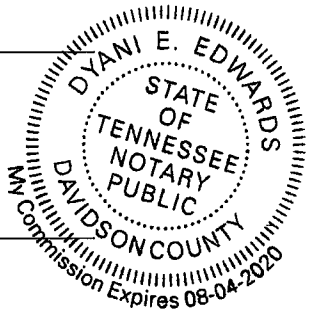


EXHIBIT A
Legal Description

Tract I: Parcel 1

Land in the City of Nashville, Davidson County, Tennessee, being part of an unnumbered tract on the easterly side of Meridian Street, as shown on the Plan of the John W. Bryan Property, called S.A. Epperson's Subdivision, as of record in Book 161, page 72, of the Register's Office for said County, and being more particularly described as follows, to-wit;

Beginning at a point on the easterly margin of Meridian Street, 138-2/3 feet north of the north margin of Wilburn Street; thence easterly 163 feet, more or less, to the westerly margin of an alley; thence with the margin of the same, northerly 50 feet; thence westerly 163 feet, more or less, to the easterly margin of Meridian Street; thence southerly with the margin of said street, 50 feet to the beginning.

Being the same property conveyed to Robert Solomon by Instrument No. 200912210116017, in the Registers' Office for Davidson County, Tennessee. Said property was sold at a tax sale, as evidenced by Final Decree Confirming Sale in Instrument No. 201303250029064; and subsequently redeemed by Robert Solomon, as evidenced by Decree of Redemption of record in Instrument No. 201505270048654, in the said Register's Office.

Tract II: Parcel 1

A tract of land in Davidson County, Tennessee, being more part of the John W. Bryan Property, East Nashville, and described as follows;

Beginning at the northeast corner of Meridian Street and Wilburn Street, thence northwardly with the easterly margin of Meridian Street 75 feet to a point; thence eastwardly 165 feet, more or less to the westerly margin of an alley; thence southwardly with said margin 75 feet to the northerly margin of Wilburn Street; thence westwardly with said margin 165 feet to the beginning.

Parcel 2
A tract of land in Davidson County, Tennessee, being more part of the John W. Bryan Property, East Nashville, and described as follows;

Beginning at a point in the easterly margin of Meridian Street, said point being northwardly 75 feet from the northeasterly corner of Meridian Street and Wilburn Street; thence eastwardly leaving said margin, 163 feet more or less, to the westerly margin of an alley, thence with said margin northwardly 62-2/3 feet to the southerly line of the lot owned by Jolly; thence westwardly 163 feet, more or less, to the margin of Meridian Street; thence southwardly with said margin 63-2/3 feet to the beginning.

Being the same property conveyed to Robert Solomon by Instrument No. 200912210116013, in the Registers' Office for Davidson County, Tennessee. Said property was sold at a tax sale, as evidenced by Final Decree Confirming Sale in Instrument No. 201303250029065; and subsequently redeemed by Robert Solomon, as evidenced by Decree of Redemption of record in Instrument No. 201505270048652, in the said Register's Office.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Rights of third parties to access the alley bounding the property.
3. Rights of parties in possession not show by the public record.
4. Easements retained in Metro County Council Ordinances Nos. O81-729 and O95-1408.

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

