THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Davidson County DEEDWARRSP
Recvd: 10/06/16 15:39 5 pgs
Fees:28.00 Taxes:26325.50
20161006-0106071

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
119 South, LLC 119 3rd Ave. S. Nashville, TN 37201	[Same as New Owner]	093-06-4-031.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, EDWARD L. SMITH AND WIFE, KAREN D. SMITH (together, "Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto 119 SOUTH, LLC, a Tennessee limited liability company ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract of land in Davidson County, State of Tennessee, more particularly described as follows:

> Beginning on the westerly margin of Third Avenue South, the southeast corner of the property conveyed to Ruby McDermont Whitmore by deed from Charles H. Litterer, et al, of record in Book 649, Page 494, Register's Office for Davidson County, Tennessee; thence with Whitmore's southerly line westwardly 106 feet; thence southwardly 50 1/4 feet; thence eastwardly 106 feet to the westerly margin of Third Avenue South; thence with said Avenue, northwardly 50 1/4 feet to the beginning.
>
> Being the same property conveyed to EDWARD L. SMITH AND WIFE, KAREN D. SMITH by special warranty deeds of record in Instrument No. 20131031-0113283 and in Instrument No. 20131031-0113284, dated October 13, 2013, said Register's Office.
>
> Property known as: 121 3rd Ave. S, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth on Exhibit A attached hereto.

And GRANTOR does further covenant and bind itself, its assigns, successors and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons arising by, through or under Grantor, but not otherwise.

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, the GRANTOR has hereunto set its hand as of this 6th day of October, 2016.

Edward L .Smith

Karen D. Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, EDWARD L. SMITH AND WIFE, KAREN D. SMITH, the within-named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 6th day of October, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $7,115,000.00.

Will Mill
Affiant

Sworn to and subscribed before me this 6th day of October, 2016.

Kim Carter
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

EXHIBIT B

PERMITTED ENCUMBRANCES

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Parcel 093-06-4-031.00 for the Davidson County, Tennessee.

True Copy Certification

I, Paul F. Soper, 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, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

