This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,200,000.00.

Affiant

Subscribed and sworn before me this the 6th day of October, 2016.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160089283 DEEDWARR
Recvd: 10/11/16 09:33 3 pgs
Fees: 18.00 Taxes: 4440.00
20161011-0107248

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Twelve N 10, LLC | Regions Bank | 10506016800 |
| P.O. Box 120371 | 150 4th Avenue North, Suite 300 | &10506016900 |
| Nashville, TN 37212-0371 | Nashville, TN 37219 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREENE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO A 50% UNDIVIDED INTEREST AS TENANT IN COMMON); AND GMT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO A 35% UNDIVIDED INTEREST AS TENANT IN COMMON) AND AKT REALTY, LLC, A TENESSEE LIMITED LIABILITY COMPANY (AS TO A 15% UNDIVIDED INTEREST AS TENANT IN COMMON),** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TWELVE N 10, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 6 on the Highland Garden Plan of Lots, as of record in Book 57, Page 118, in the Register's Office for Davidson County, Tennessee.
And Being Lot 1 on the Map of Mrs. Matilda Alloway's Subdivision of Lot 5 Horton Plan, as of record in Book 161, Page 143, in the Register's Office for Davidson County, Tennessee, and a portion of an alley abandoned under Ordinance No. BL2004-294, and being more particularly described as follows:

BEGINNING at an existing PK Nail at the intersection of the easterly right-of-way line of 8th Avenue South, 65 feet in width, and the southerly property line of the property of Aaron P. Hetrick, as of record in Instrument Number 20160615-0060580, in the Register's Office for Davidson County, Tennessee, also being Lot 5 on said Highland Garden Plan of Lots;

Thence leaving the easterly right-of-way line of 8th Avenue South, with the southerly property line of Aaron P. Hetrick, South 82 Degrees 40 Minutes 10 Seconds East, 143.98 to an existing iron rod in the westerly right-of-way line of Alley Number 402, 15 feet in width;

Thence with the westerly right-of-way line of Alley Number 402, South 12 Degrees 34 Minutes 06 Seconds West, 90.30 feet to a PK nail set in the northerly right-of-way line of Alley Number 402;

Thence with the northerly right-of-way line of Alley 402 and the northerly property line of the property of A B Family, L.P., as of record in Deed Book 4350, Page 178, in the Register's Office for Davidson County, Tennessee, also being Lot 1 on the plan of Edgehill Estates Section Forty-One, as of record in Book 4350, Page 178, in the Register's Office. for Davidson County, Tennessee, North 83 Degrees 03 Minutes 46 Seconds West, passing an existing iron rod at 4.43 feet, for a total of 129.02 feet to an existing spike in the Northerly right-of-way line of said 8th Avenue South;

Thence with the northerly right-of-way line of 8th Avenue South, North 84 Degrees 30 Minutes 45 Seconds West, 15.10 feet to an existing PK nail in the easterly right-of-way line of said 8th Avenue South;

Thence leaving the northerly right-of-way line of 8th Avenue South, with the easterly right-of-way line of 8th Avenue South, North 12 Degrees 34 Minutes 06 Seconds East, 91.68 feet to the POINT OF BEGINNING. Containing 13,021 Square Feet (0.30 Acres more or less).

Being the same property conveyed to Greene Holdings, LLC, a Tennessee limited liability company, GMT Investments, LLC, a Tennessee limited liability company, and AKT Realty, LLC, a Tennessee limited liability company by special warranty deed from 1512 Company, Inc., a Tennessee corporation of record in Instrument No. 20150423-0036571 Register's Office for Davidson County, Tennessee, dated 04/22/2015 and recorded on 04/23/2015.

Being also known as 1510 8th Avenue South Nashville, Tennessee & 1512 8th Avenue South Nashville, 372035008.

Being the same property conveyed to 1512 Company, Inc., a Tennessee Corporation by quitclaim deed from Busum Realty Company of record in Book 7967, page 887, Register's Office for Davidson County, Tennessee, dated 10/25/1989 and recorded on 10/25/1989.
(As to 1512 8th Avenue South)

Being the same property conveyed to 1512 Company Incorporated by warranty deed from Eun S. Gabelman of record in Book 10782, page 816, Register's Office for Davidson County, Tennessee, dated 01/30/1998 and recorded on 02/04/1998.
(As to 1510 8th Avenue South)

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1510 & 1512 8th Avenue South, Nashville, TN 37203-5008.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 6th day of October, 2016.

Greene Holdings, LLC

By: Nate Greene, Member

GMT Investments, LLC

By: Nate Greene, Authorized Representative

AKT Realty, LLC

By: Nate Greene, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nate Greene**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **his** oath acknowledged **himself** to be the **Member** of the within named bargainor, a **LLC**, and that **himself**, as such **Member**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LLC** by the said **Nate Greene** as such **Member**.

Witness my hand and official seal this **6th day of October, 2016**

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nate Greene**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **his** oath acknowledged **himself** to be the **Authorized Representative** of the within named bargainor, a **LLC**, and that **himself**, as such **Authorized Representative**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LLC** by the said **Nate Greene** as such **Authorized Representative**.

Witness my hand and official seal this **6th day of October, 2016**

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Witness my hand and official seal this **6th day of October, 2016**

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STATE OF TENNESSEE NOTARY PUBLIC
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