ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
JFM 1809 9th Avenue North LLC PWM 1809 9th Avenue North LLC 5140 Fire Tower Road Franklin, Tennessee 37064	JFM 1809 9th Avenue North LLC PWM 1809 9th Avenue North LLC 5140 Fire Tower Road Franklin, Tennessee 37064	081-08-0-023.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 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 which are hereby acknowledged, RH PARTNERS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents do hereby transfer, grant and convey to JFM 1809 9th Avenue North LLC, a Tennessee limited liability company, a 50% undivided interest, and PWM 1809 9th Avenue North LLC, a Tennessee limited liability company, a 50% undivided interest, as tenants in common (collectively, the "Grantee"), their successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1809 9th Avenue North, Nashville, Tennessee.

Grantor hereby warrants that the Property has been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signatures on the following page]

BILL GARRETT, Davidson County
Trans:T20160097910 DEEDWARRSP
Recvd: 11/04/16 11:59 4 pgs
Fees:23.00 Taxes:943.50
20161104-0117029

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 3rd day of November, 2016.

GRANTOR:

RH Partners,
a Tennessee general partnership

By: _____
Randy Haley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Delsa J. Carter, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RANDY HALEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of RH Partners, a Tennessee general partnership, the within named grantor, that he, as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing himself as the general partner of the grantor.

WITNESS my hand, at office, this 2 day of November, 2016.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 12-06-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

_____
Affiant

Subscribed and sworn to before me this 3rd day of November, 2016.

DOLORES HUFF ROE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires OCT. 23, 2018

_____
Notary Public

My Commission Expires: 10/23/2018

7/3901045.1
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Nos. 78 and 79 on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, and described according to a survey made by David P. Brackman, TN RLS # 1684, dated December 29, 2014, bearing File No. 14153, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 34 and 35 on the map showing the subdivision of Lot No. 1 of the Thos. Woodard Property, called Maple Grove, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 34 and 35 adjoin and front together 70 feet, 5 inches on the westerly side of 9th Avenue, North, formerly Buena Vista, and run back between lines 174 feet, more or less on the northerly margin of an alley, to another alley in the rear, on which they measure 30 feet.

Being the same property conveyed to RH PARTNERS, by deed from JEREMY MALLARD AND KELLI A. TURNER, BOTH UNMARRIED, of record in Instrument No. 20161004-0104722, dated September 30, 2016, Register's Office, Davidson County, Tennessee.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, due and payable, but not delinquent;
2. All easements, restrictions, reservations, encumbrances and other matters appearing of record;
3. Zoning and building laws, rules, regulations and ordinances;
4. Any matter that would be disclosed by an accurate survey of the Property; and
5. All matters shown on that certain Plan of record in Book 57, page 83, Register's Office, Davidson County, Tennessee.