Davidson County DEEDWARRSP
Recvd: 11/29/16 12:42 4 pgs
Fees:23.00 Taxes:1350.50
20161129-0125132

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
MCKENZIE LAIRD, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2016.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
1033 Demonbreun, Suite 600 Nashville, TN 37203	New Owner	092-07-0-334.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1900 WARNER PARTNERS, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **TOWERY HOLDINGS, LLC**, a Tennessee limited liability company, a two and 51/100 percent (2.51%) undivided interest, **THOMAS LAND DELEOT JR.**, a married man, a three and 14/100 percent (3.14%) undivided interest, **HARRY JOHNSON PHILLIPS III**, an unmarried man, a one and 25/100 percent (1.25%) undivided interest, and **TALBOTT PATRICK OTTINGER**, a married man, and **ROBERT BRADY MILLS**, a married man, collectively a two and 31/100 percent (2.31%) undivided interest, as tenants in common (collectively, "**Grantees**"), their successors, heirs and assigns, an interest in certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

THIS IS IMPROVED PROPERTY KNOWN AS: 627 19th Avenue, North, Nashville, Tennessee, 37203, and also sometimes known as 1900 Warner Street, Nashville, Tennessee, 37203.

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

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

I, Talbott P. Ottinger, 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.

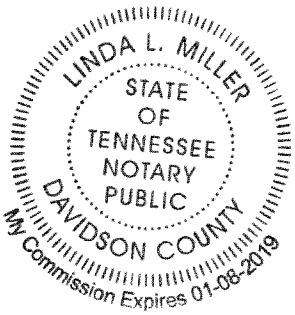
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 28th day of November, 2016.

1900 WARNER PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Robert W. Lowe Jr.
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **Robert W. Lowe Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President** of **1900 Warner Partners, LLC**, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of November, 2016.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Johnny-Reb Corporation, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 1900 Warner Partners, LLC by Quitclaim Deed from Del Rio, LLC, of record as Instrument No. 20161129-0124785, Register's Office for Davidson County, Tennessee.