SPECIAL WARRANTY DEED

FROM: Seth T. McDowell
Grantor

TO: 16th Avenue Partners,
a Tennessee general partnership
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1614 16th Avenue South Nashville, TN 37212	(New Owner)	104-08-0-353.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty-Thousand and No/100 Dollars ($750,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of December, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

BILL GARRETT, Davidson County
Trans:T20160108213 DEEDWARRSP
Recvd: 12/08/16 15:09 5 pgs
Fees:28.00 Taxes:2775.00
20161208-0129184

20612N:160859:1201314:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seth T. McDowell ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 16th Avenue Partners, a Tennessee general partnership ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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 Grantor does covenant with Grantee 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 Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Grantor represents and warrants that the Property is commercial and has not been used as a residence for himself or his spouse.

Witness my hand this 7th day of December, 2016.

Seth T. McDowell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, Seth T. McDowell, 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 seal, at Office in Nashville, this 7th day of December, 2016.

Tamela Bryan
Notary Public

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires: 11/3/20

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Lot 60 in O.B. Hayes' Subdivision of Large Lots, of record in Book 161, Page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Seth T. McDowell by deed from Steven D. Cox and Theodore S. Files, filed for record as Instrument No. 20050504-0049840, in the Register's Office for Davidson County, Tennessee,

EXHIBIT B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 161, Page 133, said Register's Office.