(1)

BILL GARRETT, Davidson County
Trans: T20160108893 DEEDWARR
Recvd: 12/12/16 12:42 5 pgs
Fees: 28.00 Taxes: 1757.50
20161212-0129961

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 $475,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of December, 2016.

Notary Public
My Commission Expires: 1-8-2019

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2019

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
333, LLC 1001 Franklin Road Brentwood, TN 37027	New Owner	092 11 0 204.00

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, **Towery Holdings, LLC**, a Tennessee limited liability company, owning a fifty percent (50%) undivided interest, **Fraser G. Schaufele**, a married man, owning a twenty-five percent (25%) undivided interest, **Elliott Kyle**, a married man, owning an eleven and one-quarter percent (11.25%) undivided interest, and **Frank Kyle**, a married man, owning a thirteen and three-quarter percent (13.75%) undivided interest, as tenants in common ("**Grantors**"), have bargained and sold, and do hereby transfer and convey unto **333, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 333 22nd Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant and bind themselves, and their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on the 9th day of December, 2016.

Towery Holdings, LLC,
a Tennessee limited liability company

By: _____
McClain Towery, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **W. McClain Towery**, 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 **Manager** of **Towery Holdings, LLC** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of December, 2016.

_____
Notary Public
My Commission Expires: 1/8/19

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

_____
Fraser G. Schaufele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Fraser G. Schaufele**, 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.

Witness my hand, at office, this 9th day of December, 2016.

_____
Notary Public
My Commission Expires: 1/8/19

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

Elliott Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Elliott Kyle**, 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.

Witness my hand, at office, this 9th day of December, 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

Frank Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Frank Kyle**, 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.

Witness my hand, at office, this 9th day of December, 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 located in Davidson County, Tennessee. Described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 147 of Block 11 Division "B" on Murphy Land Company's plan of lots, said plan is of record in Book 161, Page 126, Register's office for said County and shows said property divided into Blocks but does not show The Blocks subdivided into small lots. According to a printed Copy of an unregistered plan subdividing said lots into small Lots, said Lot No. 147 fronts 50 feet on the Westerly side of 22nd Ave. North formerly Felder Avenue and runs back between Parallel lines, parallel with and 156 feet south of the Southerly margin of leslie Avenue 174 feet 9 inches to an alley.

Being a tract of land lying in Nashville. Davidson County, Tennessee and being part of the property of Medinc. Dal Corp. as of record in Book 8523, Page 393 and being more particularly described as follows:

Being a 2.0 foot wide strip of land and being parallel with and North of the South line of Medinc. Dal Corp. and being bounded on the North by Medinc. Dal Corp. On the East by the West right of way line of 22nd Avenue North, on the South by Wanda B. High and on the West by the East right-of-way line of alley number 903 and being more particularly described as follows to-wit: beginning at an iron pin in the West right of way line of 22nd Avenue North at a common corner with wanda B. High; thence with high South 58° 53' 51'' West 174.75 feet to an iron pin in the East right of way line of alley number 903; thence with the West right of way line of alley number 930 North 31° 13' 42'' West 2.00 feet to a point; thence with a severance across Medinc. Dal Corp. North 58° 53' 51'' East 174.75 feet to a point in the west right of way line of 22nd Avenue North; thence South 31° 13' 42'' East 2.00 feet to the point of beginning. Containing 349.5 square feet or .008 acres more or less.

Being the same property conveyed to Towery Holdings, LLC, a Tennessee limited liability company, Elliott Kyle, Frank Kyle, and Fraser Schaufele by Quitclaim Deed from MEF Inverness Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20161121-0122581, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2016, a lien, due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 126, Register's Office for Davidson County, Tennessee.