THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109623**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me, this 20th day of December, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160112235 DEEDWARR
Recvd: 12/21/16 09:56 2 pgs
Fees:13.00 Taxes:6937.50
20161221-0133960

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires no. 1, 2017

WARRANTY DEED

Address New Owner: West End Commercial Properties, LLC 7112 Crossroads Blvd, Suite 100 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-412.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Third Coast Partners, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **West End Commercial Properties, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Gina Morrison Property Subdivision of record in Book 7900, Page 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Agency for the Performing Arts, Inc. to Third Coast Partners, LLC as recorded on the 16th day of December, 2013 in Instrument No. 20131216-0126808; Quitclaim Deed from 3010 Poston Avenue, LLC, a Tennessee limited liability company to Agency for the Performing Arts, Inc. as recorded on the 23rd day of May, 2011 in Instrument No. 20110523-0039473 and Warranty Deed from Poston Partners, a Tennessee general partnership to 3010 Poston Avenue, LLC, a Tennessee limited liability company as recorded on the 1st day of November, 2007 in Instrument No. 20071101-0129038, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GINA MORRISON PROPERTY SUBDIVISION, as recorded in Plat Book 7900, Page(s) 559.

This is improved property located at 3010 POSTON AVENUE Nashville, TN 37203-6304.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2016.

Third Coast Partners, LLC

BY: _____

James Gosnell, Member

JOANNE M. JOHNSON
Commission # 2130282
Notary Public - California
Los Angeles County
My Comm. Expires Nov 11, 2019

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~ Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Gosnell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member in Third Coast Partners, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of December 2016.

_____

Notary Public

My Commission Expires: NOV. 11, 2019