BILL GARRETT, Davidson County
Trans:T20160113034 DEEDWARR
Recvd: 12/22/16 12:56 4 pgs
Fees:23.00 Taxes:7400.00
20161222-0134855

Prepared By:
Burr & Forman LLP (CTH)
511 Union St., Ste. 2300
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map & Parcel Number(s):
G2T, LLC 4205 Hillsboro Pike Nashville, TN 37215	Same	082-09-0-233.00 082-09-0-229.00 082-09-0-133.00

GENERAL 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, SOUTHERN HOLDINGS, INC., A Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to G2T, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 1329 2nd Ave. North; 1321 2nd Ave. North; and 1401 2nd Ave. North, Nashville, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description is drawn from recorded documents supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to said Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 21st day of December, 2016.

GRANTOR:

SOUTHERN HOLDINGS, INC.
a Tennessee ~~corporation~~

(Pres)

Robert Malick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of the state and county aforementioned, ROBERT MALICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the PRESIDENT of 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 and seal, at office, this 21st day of December, 2016.

Karen Hillebrand
NOTARY PUBLIC

[SEAL] KAREN HILLEBRAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,000,000.00.

Subscribed and sworn to before me, this the 21st day of December, 2016.

Melanie Mayes
Notary Public

MELANIE MAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

My Commission Expires: 9-10-2018

EXHIBIT A

LEGAL DESCRIPTION

Tract I:

All of Lot No. 79 and South 5 feet of Lot No. 78, in the Subdivision of McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for said County, being all of Parcel No. 133, Davidson County Property Map No. 82-9, more particularly described as follows;

Beginning at a point at the Southwest corner of Second Avenue North and Taylor Street; thence with the Northerly margin of Taylor Street S 59 deg. 48'05" W 137.50 feet to a point in the East margin of an alley; thence in a Northerly direction along the East margin of said alley N 30 deg. 24 ' 47" W 55.00 feet to a point; thence leaving said alley and running in an Easterly direction and parallel with Taylor Street, N 59 deg. 48'05" E 137.50 feet to a point in the Westerly margin of Second Ave North; thence in a Southerly direction with the Westerly margin of Second Ave. North, S 30 deg. 24'47" E 55.00 feet to the point of beginning, containing 7,562.5 square feet or 0.17 acres, more or less.

Being part of the same property conveyed by Quitclaim Deed from Southern Mechanical, Inc., a Tennessee Corporation to Southern Holdings, inc., a Tennessee Corporation as recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039144 and Quitclaim Deed from Harry Lee Johnson to Southern Holdings, Inc. as recorded on the 20th day of September, 2011 in Instrument No. 20110920-0072614, in the Register's Office of Davidson County, Tennessee.

Tract II:

Part of lot No. 21 and 22 of the Hugh W, McGavock's Addition to Nashville of record in Book 17, Page 640, being all of Parcel Nos. 229 and 233, Davidson County Property Map No. 82-9, more particularly described as follows:

Beginning at a point at the Northwest corner of Second Avenue North and Taylor Street; thence with the Westerly margin of Second Avenue North S 30 deg, 27'15" East 193.19 feet to a point; thence South 59 deg. 48'05" West 134.4 feet to a point in the East margin of an alley; thence in a Northerly direction with the Easterly margin of said alley N 30 deg. 27'15" West 192.19 feet to a point in the Southerly margin of Taylor Street; thence with the Southerly margin of Taylor Street N 59 deg. 48'05" East to a point of beginning, containing 25,964.0 square feet of 0.60 acres, more or less.

Being part of the same property conveyed by Quitclaim Deed from Southern Mechanical, Inc., a Tennessee Corporation to Southern Holdings, Inc., a Tennessee Corporation as recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039144 and Quitclaim Deed from Harry Lee Johnson to Southern Holdings, Inc. as recorded on the 20th day of September, 201 1 in instrument No. 20110920-0072614, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Matters appearing on the Plat of the Subdivision of McGavock City Park Lots, of record in Book 57, Page 101, Register's Office of Davidson County, Tennessee.

2. Matters appearing on the Plat of the Hugh W. McGavock's Addition to Nashville of record in Book 17, Page 640, Register's Office of Davidson County, Tennessee, of record in Book 57, Page 101, Register's Office of Davidson County, Tennessee.

3. General or special taxes and assessments for subsequent years for Map-Par. 082-09-0-233.00, 082-09-0-229.00 and 082-09-0-133.00.