This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 12/30/16 11:30 5 pgs
Fees:28.00 Taxes:14060.00
20161230-0137387

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Fresh Fund I, LLC P.O. Box 120897 Nashville, TN 37212-0897	New Owner	Map: 104-08 Parcel: 161.00

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, **FRESH CAPITAL ACQUISITIONS, LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRESH FUND I, LLC,** a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 1801 20th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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 28 day of December, 2016.

FRESH CAPITAL ACQUISITIONS, LLC

By: Dale Wasem
Dale Wasem, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, DALE WASEM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the sole Member of Fresh Capital Acquisitions, LLC, a limited liability company, the within named bargainer, and that he as such Member, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

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

ANGELICA RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12/18/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

Tidwell
Affiant

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

Notary Public
My Commission Expires: 12/18/18

ANGELICA RIVAS
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the map of Christopher and Kirkman's Belmont Park Addition, recorded in Book 57, page 158, in the Register's Office for said County, described according to a survey made by John Kohl and Company, P.C., (Patrick S. Cooke, R.L.S, Tenn. No. 855) dated July 6, 1993, as follows:

Beginning at a Punch Mark at the intersection of the westerly margin of Twentieth Avenue South and the southerly margin of Belcourt Avenue; thence with the westerly margin of Twentieth Avenue South, South 6 deg. 56' 00" West 59.96 feet to a Punch Mark at the common corner of Lots Nos. 4 and 5 on said Map; thence with the line between said Lots Nos. 4 and 5, North 82 deg. 10' 16" West 158.98 feet to an iron pin in the easterly margin of Alley No. 922 (15.00 feet in width); thence with the easterly margin of said Alley, North 6 deg. 54' 01" East 59.81 feet to an iron pin in the southerly margin of Belcourt Avenue; thence with the southerly margin of Belcourt Avenue, South 82 deg. 13' 30" East 159.02 feet to the point of beginning.

Being the same property conveyed to Fresh Capital Acquisitions, LLC by deed from Sunset Partners of record in Instrument No. 201504280038077, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016, a lien now due and payable.

2. All matters as shown on the Plat of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: