This instrument was prepared by:
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BILL GARRETT, Davidson County
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SPECIAL WARRANTY DEED

FROM: WATSON LIMITED PARTNERSHIP, a Tennessee limited partnership, Grantor

TO: NEXT GENERATION ENTERPRISES, LLC, a Tennessee limited liability company, Grantee

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:
Next Generation Enterprises, LLC 168 Eagles Glen Drive Franklin, Tennessee 37067	Same	092-120-241.00 and 092-120-242.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($1,400,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 2016.

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/2020

FOR AND IN CONSIDERATION OF the sum of _ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($1,400,000.00), the receipt and sufficiency of which are hereby acknowledged, WATSON LIMITED PARTNERSHIP, a Tennessee limited partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NEXT GENERATION ENTERPRISES, LLC, a Tennessee limited liability company,

("Grantee"), its successors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1707 State Street, Nashville, Davidson County, Tennessee 37203 and unimproved property known as 0 State Street, Nashville, Davidson County, Tennessee 37203.

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, its 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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this _____ day of December, 2016.

GRANTOR:

WATSON LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
Mark A. Watson, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark A. Watson, 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 General Partner of Watson Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that as such General Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited partnership by himself as General Partner.

Witness my hand and official seal at office, this 29th day of December, 2016.

_____
Notary Public

My Commission Expires: 5/5/2020

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Lot No. 194 in Boyd Home Tract, a plan of which is recorded in Book No. 21, page 39 of the Register's Office, Davidson County, Tennessee. Said Lot No. 194 fronts 50 feet on the southerly side of State Street and runs back parallel lines 170 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 195 in Boyd Home Tract, a plan of which is recorded in Book No. 21, page 39 of the Register's Office, Davidson County, Tennessee. Said Lot No. 195 fronts 50 feet on the southerly side of State Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Watson Limited Partnership, a Tennessee limited partnership by Special Warranty Deed of record in Instrument No. 200408050094023, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 21, Page 39, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by public record.