SPECIAL WARRANTY DEED

FROM: Steven F. Diggs
Grantor

TO: MB Nashville, LLC, a Tennessee limited liability company
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

1110 16th Avenue South
Nashville, TN 37212

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Numbers

104-04-0-181.00

BILL GARRETT, Davidson County
Trans:T20170001820 DEEDWARRSP
Recvd: 01/09/17 09:38 5 pgs
Fees:28.00 Taxes:6985.60
20170109-0002086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Eight Hundred Eighty-Eight Thousand and No/100 Dollars ($1,888,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6 day of January, 2017.

Notary Public

PAMELA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires: 11/3/2020

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Steven F. Diggs ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MB Nashville, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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, his heirs, 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.

Grantor represents and warrants that the Property is commercial and has never been used as a residence for himself or his spouse.

Witness my hand this 6th day of January, 2017.

Steven F. Diggs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, Steven F. Diggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 6th day of January, 2017.

Tamela Bryan
Notary Public

My Commission Expires: 11/3/2020

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being parts of Lots Nos. 88, 89 and 90, as shown on the map entitled Boyd Ament Tract, of record in Book 332, Page 82, Register's Office for Davidson County, Tennessee, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, July 30, 1959, as follows:

Beginning at the northeast corner of 16th Avenue South and Edgehill Avenue at an iron stake; thence, along the east margin of 16th Avenue South, North 3° 35' East 100 feet to an iron stake; thence, leaving said Avenues, South 88° 05' East 151.50 feet to an iron stake in the west margin of a 12.5 alley; thence, along the margin of said alley South 3° 35' West 100.00 feet to an iron stake at the northwest corner of said alley and Edgehill Avenue; thence, with the north margin of said Edgehill Avenue North 88° 05' West 151.50 feet to the beginning.

Being the same property conveyed to STEVEN F. DIGGS AND WIFE, BONITA L. DIGGS, by deed from THE FRANKLIN GROUP, INC., of record in Instrument No. 20010530-0055665, dated January 1, 1983, said Register's Office. BONITA L. DIGGS has conveyed her interest in said property to STEVEN F. DIGGS by quitclaim deed of record in Instrument No. 20130219-0016333, dated February 15, 2013, said Register's Office.

EXHIBIT B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 332, Page 82, said Register's Office.