This Instrument Prepared By:
Kelly L. Worman
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Davidson County DEEDWARRSP
Recvd: 03/14/17 16:09 5 pgs
Fees:28.00 Taxes:12950.00
20170314-0025119

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
8th South Developments, LLC 1085 E. Christi Drive Dickson, TN 37055-9554	[SAME]	09314059500 & 09310005700

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 is hereby acknowledged, **8TH AVE SOUTH VENTURES, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **8TH SOUTH DEVELOPMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davison County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 514 and 522 8th Avenue South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,500,000.00.

Claire Beebe
Affiant

Subscribed and sworn to before me this the 13 day of March, 2017.

Jodean M. King
Notary Public

My Commission Expires: 6/25/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 13th day of March, 2017.

GRANTOR:

8TH AVE SOUTH VENTURES, GP, a Tennessee general partnership

By: _____
Name: Justin Prince
Its: Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Justin Prince, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Partner of 8th Ave South Ventures, GP, a Tennessee general partnership (the "Partnership"), and is authorized to execute this instrument on behalf of the Partnership.

WITNESS my hand and seal at office this 13 day of March, 2017.

_____
Notary Public

My Commission Expires:
9.10.18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots 1 and 2, Loftis Subdivision, as shown on plat of record in Plat Book 11190, Page 20, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from the Estate of Lewis E. Loftis to 8th Ave. South Ventures, GP, of record at Instrument No. 20150327-0026468, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes 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 11190, Page 20, in the Register's Office of Davidson County, Tennessee.

3. Rights of Premier Parking, LLC pursuant to an unrecorded month-to-month parking lease.

4. Matters as would be disclosed by a current and accurate survey and inspection of the Property.

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: