(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027600 DEEDWARR
Recvd: 04/03/17 09:14 3 pgs
Fees:18.00 Taxes:10360.00
20170403-0031911

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Dorris Brown Calvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANNE B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spacebox West Nashville, LLC	Spacebox West Nashville, LLC	09112017500 & 09112017400
(NAME)	(NAME)	
112 Sheffield Loop	112 Sheffield Loop	
(ADDRESS)	(ADDRESS)	
Hattiesburg, MS 39402	Hattiesburg, MS 39402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Option Rentals, Incorporated, a Tennessee Corporation, a/k/a Option Rentals, Inc. and Dorris Brown Calvin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Spacebox West Nashville, LLC, a Tennessee Limited Liability Company, its successors and/or assigns,** hereinafter called the GRANTEE, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 4305 - 4307 Alabama Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 31st day of March, 2017.

OPTION RENTALS, INCORPORATED

Dorris Brown Calvin President
Dorris Brown Calvin
President

Dorris Brown Calvin
Dorris Brown Calvin

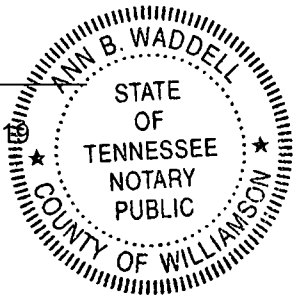
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dorris Brown Calvin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the bargainor, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

Ann B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



State of Tennessee

County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dorris Brown Calvin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, acknowledged that he is the President of Option Rentals Incorporate, a Tennessee corporation, the bargainor, and that he as such President executed the foregoing instrument for purposes therein contained.

Ann B Waddell

Notary Public Ann B. Waddell

My Commission Expires: October 12,2019

File No.: 2017-014

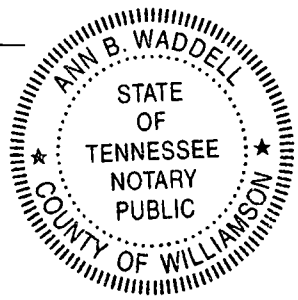


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. I: 4305 Alabama Avenue, Nashville, TN 37209 (Tax ID #09112017500)

Being Lot Nos. 210 and 212 of Block 20 on the plan of Plan No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Option Rentals, Incorporated by deed from Glenn Cagle, District Director of Internal Revenue for the District of Nashville, TN, of record in Book 9021, page 947, Register's Office for Davidson County, Tennessee.

TRACT NO. II: 4307 Alabama Avenue, Nashville, TN 37209 (Tax ID #09112017400)

Being Lot Nos. 214, 216, 218, 220, 222, and 224, in Block No. 20, on the plan of West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James R. Criswell and Dorris Brown Calvin by deed from Richard D. Taylor, Substitute Trustee, of record in Book 7763, page 613, Register's Office for Davidson County, Tennessee. Belinda Jean Criswell having divorced James R. Criswell Quitclaimed any interest in said property to James R. Criswell of record in Book 8407, page 625, said Register's Office. James R. Criswell Quitclaimed all of his one-half (1/2) to Option Rentals, Inc., a Tennessee corporation, of record in Instr. No. 20120127-0007796, said Register's Office.

NOTE: Dorris Brown Calvin is one and the same person as Dorris B. Calvin, Dorris B. Calvin, Jr.