WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170038065 DEEDWARR Recvd: 05/04/17 14:34 2 pgs Fees:13.00 Taxes:3700.00 20170504-0044462	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,000,000.00. Subscribed and sworn to before me, this the 28 day of April, 2017. Notary Public My Commission Expires: March 17, 2020

THOMAS CHENEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 511 Union Street, Suite 2300, Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Blue Parrot, LLC 1911 Division Street Nashville, TN 37203	093-064-008.00	SAME

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SPARTEX, LLC,** a Tennessee limited liability company, (hereinafter the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **THE BLUE PARROT, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING PARTS OF LOTS NOS. 22 AND 23 ON THE PLAN OF KIRKMAN'S SUBDIVISION OF CERTAIN LOTS IN THE FIRST PLAN OF DAVIDSON ACADEMY LOTS AS OF RECORD IN BOOK 'R', PAGE 460 OF THE REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED FROM A SURVEY DATED JANUARY 29, 1983, BY GAFFRON & JEFFERS ENGINEERS, AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF FOURTH AVENUE, SOUTH, AS WIDENED, AND MALLOY STREET (FORMERLY MULLOY OR KIRKMAN STREET), THE NORTHWESTERLY MOST CORNER OR SAID LOTS AND PROCEEDING ALONG THE SOUTHERLY MARGIN OF MALLOY STREET NORTH 83 DEGREES 56 MINUTES 36 SECONDS EAST 147.57 FEET TO THE WESTERLY MARGIN OF AN ALLEY, CALLED ALMOND (FORMERLY THOMAS) STREET; THENCE WITH THE SAME SOUTH 5 DEGREES 14 MINUTES 41 SECONDS EAST 46.63 FEET; THENCE SOUTH 83 DEGREES 56 MINUTES 24 SECONDS WEST 63.92 FEET; THENCE NORTH 5 DEGREES 44 MINUTES 04 SECONDS WEST 26 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 19 SECONDS WEST 83.25 FEET TO THE EASTERLY MARGIN OF SAID FOURTH AVENUE, SOUTH, AS WIDENED; THENCE WITH THE SAME NORTH 5 DEGREES 42 MINUTES 17 SECONDS WEST 19 FEET TO THE BEGINNING, CONTAINING 4,306 SQUARE FEET, MORE OR LESS

Being the same property conveyed to Eugene E. Woolsey and Spartex, LLC by Warranty Deed from I-65 Realty Partners, LLC c/o National RealtyGroup, Inc. of record at Instrument No. 20121009-0092300, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record and all matters shown on the plan of record.

This is improved property, known as 300 4th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said Property to 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 18th day of April, 2017.

GRANTOR:

SPARTEX, LLC,
a Tennessee limited liability company

By: _____
Clinton Irvine Woolsey, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Thomas Cheney, a Notary Public for the state and county aforesaid, Clinton Irvine Woolsey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of SPARTEX, LLC., a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal of office this 20th day of April, 2017.

J. THOMAS CHENEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: March 17, 2020