BILL GARRETT, Davidson County
Trans:T20170040161 DEEDWARRSP
Recvd: 05/11/17 09:32 5 pgs
Fees:28.00 Taxes:6660.00

20170511-0046721

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lyla Tov Hospitality Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par. No. 082-12-0-28.00, 082-12-0-29.00 and 082-12-0-030.00	Same Address As New Owner

This instrument prepared by: David A. Rutter, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

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, 813M, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to LYLA TOV HOSPITALITY HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 809, 811 and 813 Main Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this 9 day of May, 2017.

STEPHANIE G. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Notary Public
My Commission Expires: 1/6/20

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 9th day of May, 2017.

GRANTOR:

813M, LLC

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Colvin, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Adam Leibowitz 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 President of 813M, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand seal at office this 9 day of May, 2017.

Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

SCHEDULE 1 TO DEED

PROPERTY DESCRIPTION

Parcel 1:

TRACT I

Land in Davidson County, Tennessee, being part of Lot(s) 6, as shown on the map entitled Neill S. Brown's First Addition to East Nashville, of record in Book 57, Page 33, and in Book 57, Page 50, Register's Office for Davidson County, Tennessee, being more particularly described as follows;

Said tract or portion of Lot 6 fronts 50 feet on the northerly margin of Main Street as widened and extends back between parallel lines, 160 feet, more or less, to an alley.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Neill S. Brown's First Addition to East Nashville, of record in Book 57, Page 33, and in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to The Nashville Housing Authority by deed of record in Book 3907, Page 645, said Register's Office.

TOGETHER with the right to use and occupy that portion of Neill Avenue included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 66-856 in the County Court Clerk's Office for said County.

Being the same property conveyed to 813M, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20160831-009116, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 5 on the Neill S. Brown's First Addition to East Nashville of record in Plat Book 57, Pages 33 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 50 feet on the north side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included In the above description but excluded from the property being conveyed herein is that portion of Lot No. 5 conveyed to the Nashville, Housing Authority by deed of record in Book 3884, Page 508, Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main street in an easterly direction a distance of 50 feet, more or less, to the easterly margin of said property; thence with the easterly margin of said

property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of ten feet from the northerly margin of Main Street a distance of 50 feet, more or less, to the westerly margin of said property; thence with said westerly margin in a southerly direction a distance of 10 feet, more or loss to the point of beginning and containing 500 square feet, more or less.

Being the same property conveyed to 813M, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20170307-0022605, Register's Office for Davidson County, Tennessee.

SCHEDULE 2 TO DEED

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, including, but not limited to, any lien securing the payment thereof.

2. Supplemental taxes and assessments levied as a result of the completion of improvements after January 1 of any year, including, but not limited to, any lien securing the payment thereof (Grantor shall have no liability for taxes assessed pursuant to the provisions of TCA 67-5-603 et. seq.).

3. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record, excluding monetary liens, mortgages, deeds of trust, financing statements and other security interests encumbering the Property granted by or resulting from the affirmative acts of Grantor.

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property.

5. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.

6. Matters set forth on that certain survey prepared by R. Scot Cherry, TN RLS No. 1512, dated June 6, 2016, last revised May 5, 2017, and identified as Job No. 16082CW.

7. All matters appearing on the plan of record in Book 57, page 33 and Book 57, page 50, Register's Office for Davidson County, Tennessee.

8. Easements retained from roadway closure in Street and Alley Closings at Metro Council Bill No. 66-856.