THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25795-1A
Box #14

Davidson County DEEDWARR
Recvd: 05/19/17 11:52 4 pgs
Fees:23.00 Taxes:7030.00
20170519-0049969

ADDRESS NEW OWNER:
TYG 423 Union, LLC
162 4th Avenue N. #311
Nashville, TN 37219-2485

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
09302304800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Goddard Hancock, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TYG 423 Union, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

PROPERTY located in the 6th Councilmanic District of Davidson County, Tennessee, being Parcel No. 48 as shown on Davidson County Property Map (93-23), and more particularly described according to a boundary survey performed by Wamble & Associates, P.L.L.C. on April 28, 2005 as follows:

BEGINNING at a point on the South margin of Union Street (55' R.O.W.), said point being North 62° 21' 00" East, 84 feet from the Northeast corner of the intersection of said Union Street and 5th Avenue North (64' R.O.W.), said point also being the Northeast corner of an unnamed alley (8' +/-) and the Northwest corner of the herein-described property; Thence, following said South margin of Union Street North 62° 21' 00" East, 20.98 feet to a point; Thence, leaving said South margin and following a party wall South 27° 16' 56" East, 100.00 feet to a point on the North margin of an unnamed alley (6' +/-); Thence, leaving said party and following said North margin South 62° 21' 00" West, 20.98 feet to a point on the East margin of the aforementioned unnamed alley (8' +/-); Thence, following said East margin North 27° 16' 56" West, 100.00 feet to the Point of Beginning, containing 2,098 square feet or 0.05 acres.

BEING all of the same property conveyed to Goddard Hancock, LLC, a Tennessee limited liability company, by Warranty Deed dated May 5, 2014 from Robert LaGrone and wife, Mary C. LaGrone, of record in Instrument No. 20140506-0038586, Register's Office for Davidson County, Tennessee.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17 day of May 2017.

GODDARD HANCOCK, LLC, a Tennessee limited liability company

By: _____
Name: Joshua Hancock
Its: Managing Member

By: _____
Name: Lesia Goddard
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Hancock and Lesia Goddard with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of GODDARD HANCOCK, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Managing Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Managing Members.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17 day of May 2017.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of May 2017.

_____
Notary Public
My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map/Parcel 09302304800.

3. All matters shown on the Plan of Record, of record in Minute Book K, Page 250, County Court of Davidson County, Tennessee.

4. Restrictive Covenants for the Capitol Mall Redevelopment Project, of record Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714 and 20130903-0092714, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jamie Ivey, 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 document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

