Davidson County DEEDWARRSP
Recvd: 06/02/17 11:09 6 pgs
Fees:33.00 Taxes:1887.00
20170602-0055051

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Metropolitan Wine, Inc. 401 Church Street, Suite 1 Nashville, TN 37219-2219	SAME	Map/Parcel: 083130B10500CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE BLEVINS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN WINE, INC., a Tennessee corporation (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever.

And we do covenant with the Grantee 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, except for the matters set forth on Exhibit "B". The 2017 property taxes shall be prorated at closing.

And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever 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 undersigned Seller has hereunto subscribed its name on this 24 day of May, 2017.

THE BLEVINS FAMILY LIMITED PARTNERSHIP
A Tennessee limited partnership

By: J. William Blevins
J. William Blevins
Managing General Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. WILLIAM BLEVINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing General Partner of THE BLEVINS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Managing General Partner.

WITNESS my hand and official seal on this 24th day of May 2017.

NOTARY PUBLIC
My Commission expires:

MARK ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31 day of May 2017.

NOTARY PUBLIC

My Commission expires: 10.12.19

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of 37206 Building, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 37206 Building of record in Instrument No. 20051006-0120763, as amended in Instrument No. 20051027-0129747; Instrument No. 20061023-0131425 and as re-recorded in Instrument No. 20061101-0135575 and in Instrument No. 20061113-0140782; amended in Instrument No. 20070112-0005378; and as amended in Instrument No. 20140117-0004964, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Blevins Family LTD. Partnership by Warranty Deed from Martin Corner, G.P. of record in Instrument No. 20061113-0140556, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017, a lien, not yet due and payable.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of 37206 Building, of record in Instrument No. 20051006-0120763, as amended in Instrument No. 20051027-0129747; Instrument No. 20061023-0131425 and as re-recorded in Instrument No. 20061101-0135575 and in Instrument No. 20061113-0140782; amended in Instrument No. 20070112-0005378; and as amended in Instrument No. 20140117-0004964, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction: (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap but does not discriminate against handicapped persons.

3. Stormwater Detention Agreement, of record in Instrument No. 20051114-0136915, Register's Office for Davidson County, Tennessee.

4. Agreement For Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20051117-0139055, said Register's Office.

5. Lease by and between The Blevins Family Limited Partnership, as Landlord, and Quantify Fitness LLC, as Tenant, last signed April 24, 2016, Josh Jarrett, Guarantor, as amended by First Amendment to Lease dated May 6, 2016.

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, William S. Corley, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY