WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: Nov. 6, 2017

(AFFIX SEAL)

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

J-EP-17-0-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Buena Vista Partners, a Tennessee general partnership	**SAME**	
(NAME)	(NAME)	
5533 Kendall Drive		**081-02-0-163.00** **081-02-0-148.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EAGLE POINT OUTDOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUENA VISTA PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being

Tract 1:
Lot No. 12 in John A. Bell's Subdivision of the Mary J. Fox Lands, as per plan of record in Book 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 12 is particularly described as fronting 52 feet on the easterly margin of Dudley Street, or 24th Avenue North, and extending back eastwardly and with the northerly margin of Simpkin Street, between parallel lines, 150 feet to the westerly margin of a 20-foot alley.

Tract 2:
Being Lot Nos. 13 and 14 in John A. Bell's Subdivision of Mary J. Fox Lands, of record in Book 332, page 41 of the Register's Office for Davidson County, beginning at a point in the easterly margin of 24th Avenue North, formerly called Dudley Avenue, 52 feet north of the corner of said Avenue and E. Street and extending northwardly with said margin of said Dudley or 24th Avenue North 100 feet; thence at right angles eastwardly 150 feet; thence southwardly 100 feet; thence westwardly 150 feet, to the point of beginning.

Tract 3:
Being Lot Nos. 15, 16, and 17 on the Plan of the John A. Bells Subdivision of the Mary J. Fox Lands, in the 8th Civil District of Davidson County, a plan of said lands being of record in Book 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot Nos. 15, 16 and 17 front 50 feet each on the East side of Dudley Street and extend back between parallel lines easterly 150 feet to an alley. The North line of Lot No. 17 runs back with the southerly margin of Howard Street.

Being the same property conveyed to Eagle Point Outdoor, LLC, a Tennessee limited liability company, by deed from Ellen M. Turner and Milton Thomas, of record as Instrument Number 20161213-0130775, Register's Office for Davidson County, Tennessee. Title to said property was also divested from Keith Churn and vested in Eagle Point Outdoor, LLC, a Tennessee limited liability company, by Order Confirming Sale and Directing Issuance of Deed to Purchaser entered December 8, 2016, and by Order and Decree Divesting Title to Real Property Located at 0 24th Avenue North and 2120 24th Avenue North entered December 8, 2016, of record as Instrument Number 20161213-0130719, Register's Office for Davidson County, Tennessee, and by Judgment Divesting Title to Real Property Located at 0 24th Avenue North and 2120 24th Avenue North and Confirming Sale of the Property entered April 19, 2017, in the Chancery Court for Davidson County, Tennessee, *Milton Thomas v. Keith Churn et al.*, Case No. 15-0895-II.

BILL GARRETT, Davidson County
Trans: T20170049251 DEEDWARR
Recvd: 06/09/17 08:48 2 pgs
Fees: 13.00 Taxes: 3071.00

20170609-0057814

This conveyance is subject to:
- 2017 County Taxes.
- All matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.
- Subject to all matters disclosed by a survey prepared by Southern Precision Land Surveying, Inc., RLS No. 2256, Job No. 16-0959, dated December 22, 2016.

This is **unimproved** property known as: **2120 and 0 24th Avenue North, Nashville, Tennessee 37208**.

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(S), their heirs, successors and assigns forever; and we do covenant with the said GRANTEE(S) 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, successors and assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs, 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 hand(s) this the 8th DAY OF JUNE, 2017.

Eagle Point Outdoor, LLC, a Tennessee limited liability company

BY: _____
Brian Richardson
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of EAGLE POINT OUTDOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212