BILL GARRETT, Davidson County
Trans:T20170050164 DEEDWARRSP
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Fees:23.00 Taxes:14430.00
20170613-0058930

SPECIAL WARRANTY DEED

TO: LVH, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Donelson Pike Restaurant Partners,
a Tennessee general partnership

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
LVH, LLC 2206 21st Avenue South, Suite 200 Nashville, TN 37212	Same	Map 105-16, Parcel 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 193, 194, 195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,900,000.00.

MLJL
Affiant

Sworn to and subscribed before me, this 12 day of June, 2017.

Notary Public

My Commission Expires: 3-10-19

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donelson Pike Restaurant Partners**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **LVH, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 2165 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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, Seller has caused this Special Warranty Deed to be executed effective as of the 12th day of June, 2017.

SELLER:

Donelson Pike Restaurant Partners,
a Tennessee general partnership

By:_____
George N. Spiva, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly J. Warrington, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Donelson Pike Restaurant Partners, a Tennessee general partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 12 day of June, 2017.

Kimberly J. Warrington
Notary Public

My Commission Expires: June 22, 2020

KIMBERLY J. WARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:

Map/Parcel 10516019300 (Lot 1) Nolensville Pike, Nashville, TN
105 16019400 (Lot 2) 2165 Nolensville Pike, Nashville, TN
105 16019500 (Lot 3) 2167 Nolensville Pike, Nashville, TN

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, and 3 on the Plan of Corrine Place of record in Book 332, page 1, Register's Office for said County.

Beginning at a point in the westerly margin of Nolensville Pike, said point also being in the northerly margin of Napoleon Avenue (formerly Napoleon Street); thence with said Napoleon Avenue in a southwestwardly direction, 194 feet to a point; thence continuing with said Napoleon Avenue in a westwardly direction, 112 feet to a point in the easterly margin of Canady Avenue (formerly Charlston Avenue not paved) thence along said Canady Avenue, northwardly 445 feet to a point; thence eastwardly 138 feet to a point in the westerly margin of Nolensville Pike; thence along said Nolensville Pike in a southerly direction, 420.1 feet to the point of beginning.

Being part of the same property conveyed to Roy Stephen Shacklett, Trustee of the Shacklett Family Trust by Executor's Deed from Roy Stephen Shacklett, as Executor of the Estate of Helen B. Shacklett, deceased, of record as instrument number 20080519-0051471, in the Register's Office for Davidson County, Tennessee.

Pursuant to Successor Trustee Notice of record in Instrument Number 2009043 0-0039452, said Register's Office, Roy Stephen Shacklett resigned as Trustee of the Shacklett Family Trust, and Charles Ronald Shacklett was named Successor Trustee.

Tract II:

Map/Parcels 10516017600 (Lot 5) Nolensville Pike, Nashville, TN
105 16017700 (Lot 6) Nolensville Pike, Nashville, TN
105 16017800 (Lot 7) Nolensville Pike, Nashville, TN
105 16017900 (Lot 8) Nolensville Pike, Nashville, TN
105 16018000 (Lot 9) Nolensville Pike, Nashville, TN

Land in Davidson County, Tennessee, being Lots Nos. 5, 6, 7, 8 and 9 on the Plan of Corrine Place of record in Book 332, page 1, Register's Office for said County. Said Lots Nos. 5, 6, 7, 8 and 9 adjoin and front together 230.2 feet on the westerly side of Charlston Avenue and run back westwardly between parallel lines 150 feet to a 15-foot alley.

Being part of the same property conveyed to Roy Stephen Shacklett, Trustee of the Shacklett Family Trust by Executor's Deed from Roy Stephen Shacklett, as Executor of the Estate of Helen B. Shacklett, deceased, of record as instrument number 20080519-0051471, in the Register's Office for Davidson County, Tennessee.

Pursuant to Successor Trustee Notice of record in Instrument Number 20090430-003 9452, said Register's Office, Roy Stephen Shacklett resigned as Trustee of the Shacklett Family Trust, and Charles Ronald Shacklett was named Successor Trustee.

Tract III:

Map/Parcel 10516018100 (Lot 10) Nolensville Pike, Nashville, TN
105 16018200 (Lot 11) Nolensville Pike, Nashville, TN
105 16018300 (Lot 12) Nolensville Pike, Nashville, TN
105 16018400 (Lot 13) Nolensville Pike, Nashville, TN
105 16018500 (Lot 14) 2171 Nolensville Pike, Nashville, TN

Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, 13 and 14 on the Plan of Corrine Place of record in Book 332, page 1, Register's Office for said County.

Said lots front together 250 feet on the westerly margin of Canady Avenue (formerly Charlston Avenue not paved) and run back between parallel lines, 165 feet to an alley in the rear.

Being part of the same property conveyed to Roy Stephen Shacklett, Trustee of the Shacklett Family Trust by Executor's Deed from Roy Stephen Shacklett, as Executor of the Estate of Helen B. Shacklett, deceased, of record as instrument number 20080519-0051471, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donelson Pike Restaurant Partners, a Tennessee general partnership by Warranty Deed from Charles Ronald Shacklett, Trustee of the Shacklett Family Trust, of record in Instrument No. 20150624-0060700, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Donelson Pike Restaurant Partners, a Tennessee general partnership by Quitclaim Deed from Charles Ronald Shacklett, Trustee of the Shacklett Family Trust, of record in Instrument No. 20150624-0060699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donelson Pike Restaurant Partners from Donelson Pike Restaurant Partners, by quitclaim deed of record as Instrument No. 20170214-0015306, dated February 6, 2017, said Register's Office.