Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
1602 Eighth Avenue, LLC 471 Humphreys St. Nashville, TN 37203	10506019800	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

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, **EXIT PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **1602 EIGHTH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

LAND in Davidson County, Tennessee, being part of Lot No. 5, on the Plan of Matilda Alloway's Subdivision of Horton Plan, as shown on plat of record in Plat Book 161, page 143, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property and further described as follows:

Beginning at a point on the easterly margin of 8th Avenue south, the common corner of Lots 4 and 5; thence with the line between said lots, easterly 105 feet to a point; thence southly 10 feet to a point; thence easterly, parallel to the line between Lots 4 and 5, 75 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 38.5 feet to the corner of Lots 5 and 6; thence with the line between said lots westerly 180 feet to the easterly margin of 8th Avenue South, thence with the margin of the same northerly 48.5 feet to the beginning.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee General Partnership by Warranty deed from Dr. Howard L. Young and Tara C. Young, tenants in common of record in Instrument No. 20140305-0018665 Register's Office for Davidson County, Tennessee, dated March 3, 2014 and recorded on March 5, 2015.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2017, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 161, Page 143, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170052782 DEEDWARRSP
Recvd: 06/20/17 13:42 2 pgs
Fees:13.00 Taxes:1254.49
20170620-0062003

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,050.00

Affiant

Subscribed and sworn to before me this 15 day of June, 2017.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property located at **1602 8th Ave. South, Nashville, TN 37203**.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor does further covenant and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor only from the date on which Grantor took title in the above described deed to the date of this deed and the recording thereof..

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 15th day of June, 2017.

Exit Properties General Partnership, a Tennessee General Partnership

BY: Integrity Properties, LLC, (Managing Partner)

Steven R. Griffith, Managing Member

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. GRIFFITH, MANAGING MEMBER OF INTEGRITY PROPERTIES, LLC, MANAGING PARTNER OF EXIT PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING MEMBER OF INTEGRITY PROPERTIES, LLC, MANAGING PARTNER OF EXIT PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020