WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

J-CD-17-429-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)
429B Houston St, LLC	**New Owner**	
(NAME) **1000 Health Park Dr., Ste. 150**	(NAME)	**105-3-206.00**
(ADDRESS) **Brentwood, TN 37027-5568**	(ADDRESS)	
(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, **LLE PROPERTY, 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 **429B HOUSTON ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

TRACT I:

Being Lot No. 107 and part of Lot No. 108 of the Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Lot No. 107, thence eastwardly along the southerly boundary of Houston Street 95.1 feet; thence southwardly to a right angle to Houston Street, 78.4 feet to a point; thence eastwardly on a line parallel with Houston Street 4.9 feet to a point n the easterly margin of Lot No. 108; thence southwardly 72.6 feet to an alley; thence westwardly along the northerly boundary of said alley 100 feet to the westerly boundary of Lot No. 107, said boundary being the easterly boundary of Brown Street; thence northwardly along the westerly boundary of Lot No. 107 (the easterly boundary of Brown Street) 151 feet to the point of beginning).

TRACT II:

Land in Davidson County, Tennessee, being the westerly 33-1/3 feet of Lot No. 109, and the northeast part of Lot 108 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, Page 117, Register's Office for said County and described as follows:

Beginning at a point in the south margin of Houston Street, 45.1 feet east of the northwest corner of Lot No. 108; thence south parallel to the dividing line between Lots 108 and 109, 78.4 feet; thence east 4.9 feet to the dividing line between Lots 108 and 109; thence south along the dividing line between said lots, 71.6 feet to the north margin of an alley; thence east with said alley, 33-1/3 feet; thence north 150 feet to the south margin of said Houston Street, west 38.2 feet to the beginning.

TRACT III:

Being the easterly 16-2/3 feet of Lot No. 109 and the westerly 16-2/3 feet of Lot No. 110 on the Plan of Humphrey, Houston and Martin's Addition, as of record in Plan Book 1, Page 35, Chancery Court at Nashville, also Book 36, Page 117, Register's Office for said County.

Said parts of Lots Nos. 109 and 110 front together 33-1/3 feet on the southerly side of Houston Street and run back between parallel lines, 150 feet to an alley.

TRACT IV:

Land in Davidson County, Tennessee, being the easterly 33-1/3 feet of Lot No. 110 in Humphrey, Houston and Martin's Addition to South Nashville, a plan of which is of record in Book 36, Page 117, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20170054115 DEEDWARR
Recvd: 06/23/17 14:27 3 pgs
Fees:18.00 Taxes:15077.50
20170623-0063616

Said easterly part of Lot No. 110 fronts 33-1/3 feet on the southerly side of Houston Street, and runs back between parallel lines 150 feet to an alley.

TRACT V:

Being the westerly 33-1/3 feet of Lot 111 of the Humphrey, Houston and Martin's Addition of record in Book 36, Page 117, Register's Office for said County.

Said part of said lot fronts 33-1/3 feet on the south side of Houston Street and runs back between parallel lines, 150 feet to an alley.

TRACT VI:

Being Lot No. 112 and the easterly 16-2/3 feet of Lot No. 111 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, of record in Book 36, Page 117, Register's Office for said County and Plan Book 1, Page 35, Chancery Court at Nashville.

Said Lot No. 112 and part of Lot No. 111 front together 66-2/3 feet on the southerly side of Houston Street and run back between parallel lines 150 feet to an alley

TRACT VII:

Land in Davidson County, Tennessee, being the westerly part of the northerly part of Lot No. 113 on the Plan of Humphrey, Houston and Martin's Addition of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 113 fronts 33-1/3 feet on the southerly side of the northerly margin of a private alley.

Being the same property conveyed to LLE Property, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from B & B Manufacturing, LLC, a Tennessee Limited Liability Company, recorded June 2, 2008 in Instrument No. 20080602-0055712 and further being the same property conveyed to B & B Manufacturing, LLC, a Tennessee Limited Liability Company, by General Warranty Deed from The American Syrup & Preserving Company, a Tennessee Corporation, recorded April 13, 2004 in Instrument No. 20040413-0041154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee and Plan Book 1, Page 35, Chancery Court at Nashville.
- Subject to 2017 property taxes and subsequent years.

This is **improved** property known as: **429 B Houston Street, Nashville, Tennessee 37203**.

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 22nd DAY OF JUNE, 2017.

LLE Property, LLC

BY: _____
Robert B. Lyons, Jr.
Authorized Agent

BY: _____
Robert B. Lyons, III
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. LYONS, JR., 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 AUTHORIZED AGENT of LLE PROPERTY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. LYONS, III, 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 AUTHORIZED AGENT of LLE PROPERTY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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