WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $8,165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9085 RANDAL CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Randal Nashville Properties, LLC	New Owner	093-10-0-219.00 (as to Tract 1)
509 Lea Avenue, 500 Lafayette Street, 601 5th Avenue	5704 Portsmouth Pl	093-14-0-464.00 (as to tract 2)
Nashville, TN 37203	Brentwood, TN 37027	093-10-0-221.00 (as to Tract 3)

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHIRLEY STREET INVESTMENTS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RANDAL NASHVILLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 509 Lea Avenue, 500 Lafayette Street, 601 5th Avenue, Nashville, TN 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/or 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/or 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 its hand on the 28th day of June, 2017.

BILL GARRETT, Davidson County
Trans:T20170056829 DEEDWARR
Recvd: 07/03/17 14:31 2 pgs
Fees:13.00 Taxes:30210.50
20170703-0066926

Shirley Street Investments, LLC

BY: _____ President
William Fischer, President

BY: _____ Secretary
Susan Fischer, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William Fischer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of SHIRLEY STREET INVESTMENTS, LLC, the within named barganor, a limited liability company, and that William Fischer, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2017.

Notary Public _____
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Susan Fischer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Secretary of SHIRLEY STREET INVESTMENTS, LLC, the within named barganor, a limited liability company, and that Susan Fischer, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2017.

Notary Public _____
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Tract I:

Being parts of Lots 81 and 82 on the plan of Barrow Grove, together with an alley known as Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Lea Avenue, formerly South Union Street, being 8 feet West of the Northwest corner of said Lot No. 81, thence Southerly 186 feet, more or less, to a point 8 feet West of the Northwest corner of the property conveyed to W.M. Liddon by deed from W.B. Ferriss and others, of record in Book 1357, Page 345, Register's Office for Davidson County, Tennessee, thence Eastwardly 88 feet, more or less, to the Southwest comer of the T.F. Saltsman Lot, running thence with his Westerdly line Northerly to the Southerly margin of Lea Avenue, thence with the Southerly margin of Lea Avenue Westerly 106 feet, more or less, to the beginning.

Tract II:

Being parts of Lots 82, 83, 84 and 85 on the plan of Barrow Grove and that part of Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Beginning at a point in the West margin of 5th Avenue South, 30 feet South of the Northeast corner of Lot No. 82, running thence with the West margin of said Avenue, Southwardly 152 feet to a point; thence around a curve to the right, with a radius of 45 feet, a distance of 110 feet to a point in the North margin of Lafayette Street, as extended; thence with the same, Northwestwardly 212 1/2 feet, thence Northwardly 23 feet, thence Eastwardly 218 feet to the beginning.
Being the same property conveyed to Shirley Street Investments, LLC, a Tennessee limited liability company by Warranty Deed from Five Double Ought Co., a Tennessee corporation, recorded on the 17th day of December, 2009 in Instrument No. 20091217-0114917, in the Register's Office of Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being part of Lots 81 and 82 in Barrow Grove Plan of Lots, of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of Fifth Avenue South, formerly Summer Street and Lea Avenue, formerly South Union Street; thence with the Southerly margin of Lea Avenue Westwardly 162.5 feet to the center of the fence between this lot and a lot sold by D.C. Love to J.C. Fowler; thence with said fence Southerly 125.5 feet to the center of the fence or line of the lot where Judge John C. Ferriss formerly lived; thence with said fence Easterly 130 feet to the Westerly margin of Fifth Avenue South; thence with said margin Northerly 30 feet to the beginning.

Being the same property conveyed to Shirley Street Investments, LLC, a Tennessee limited liability company by Warranty Deed from Doris Fleischer and Jack D. Fleischer, Personal Representative of the Estate of Gerald Fleischer, recorded on the 17th day of December, 2009 in Instrument No. 20091217-0114918, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARROW GROVE, as Plan of record in Book "S", Page(s) 279, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement for Utility Purposes retained by the Metropolitan Government of Nashville and Davidson County, as stated in the Metropolitan Council Bill No. 63-66.

e. Rights of tenants, now in possession under an unrecorded lease.

f. Subject to Memorandum of Understanding recorded at Instrument No. 20150514-0044197.

g. Articles of Organization recorded at Instrument No. 20040319-0031371.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.