BILL GARRETT, Davidson County
Trans:T20170070437 DEEDWARRSP
Recvd: 08/14/17 15:56 6 pgs
Fees:33.00 Taxes:12580.00
20170814-0083361

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Green & Little, L.P.		118-08-0-042.00
P.O. Box 8037	Same	118-08-0-045.00
Gallatin, TN 37066		118-04-0-279.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ADVENT PROPERTY HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GREEN & LITTLE, L.P.**, a Tennessee limited partnership (the "Grantee"), and Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 2314, 2316 and 2324 Cruzen Street, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this instrument to be executed as of the 11 day of August, 2017.

ADVENT PROPERTY HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
G. Hilton Dean, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared G. Hilton Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of ADVENT PROPERTY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand, at office, this 11th day of August, 2017.

_____
NOTARY PUBLIC

My Commission Expires:
1/9/2018

LYNDSAY VAN BENSCHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

Affiant

Subscribed and sworn to before me
this 11th day of August, 2017.

Vicki A. Jones
Notary Public
My Commission Expires: 3-3-20

VICKI A. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

TRACT 1

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 251 AND 252, ON THE PLAN OF GRANDVIEW HEIGHTS SUBDIVISION OF "LOT A", AS OF RECORD IN PLAT BOOK 161, PAGE 169, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET, 50 FEET IN WIDTH AT A CORNER COMMON WITH MELROSE PARTNERS, LLC, AS OF RECORD IN DEED INSTRUMENT 200403080026443, AT SAID REGISTER'S OFFICE, SAID IRON ROD BEING NORTH 21 DEG 05 MIN 37 SEC WEST, 150.00 FEET FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF MELROSE AVENUE, 50 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET, NORTH 21 DEG 05 MIN 37 SEC WEST, 99.74 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH J.H. BURNS, AS OF RECORD IN DEED BOOK 1514, PAGE 404, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET WITH THE SOUTHERLY PROPERTY LINE OF J.H. BURNS, NORTH 68 DEG 54 MIN 23 SEC EAST, 150.00 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839, 15 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839, SOUTH 21 DEG 05 MIN 37 SEC EAST, 99.74 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID MELROSE PARTNERS, LLC;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839 WITH THE NORTHERLY PROPERTY LINE OF SAID MELROSE PARTNERS, LLC, SOUTH 68 DEG 54 MIN 23 SEC WEST, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,961 SQUARE FEET (0.34 ACRES MORE OR LESS).

ALSO BEING LOT NO. 1 ON THE CONSOLIDATION PLAT, GRANDVIEW HEIGHTS SUBDIVISION, OF RECORD AS INSTRUMENT NO. 20070815-0097716, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ADVENT PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM MICHAEL W. RUTLEDGE, MARRIED, OF RECORD AS INSTRUMENT NO. 20070411-0043031, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF CONSOLIDATION OF LOTS 253, 254, AND 255, GRANDVIEW HEIGHTS, AS OF RECORD IN INSTRUMENT NO. 20040308-0026443, AMENDING PLAT BOOK 161, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF MELROSE AVENUE (50 FEET) AND THE EASTERLY RIGHT-OF-WAY OF CRUZEN STREET (50 FEET), SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT; THENCE, WITH SAID RIGHT-OF-WAY OF CRUZEN STREET, NORTH 20°59'29" WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN SET NEAR THE SOUTHWEST CORNER OF PROPERTY OWNED BY TERRY L. ATWOOD AND DAVID M. DODD, INSTRUMENT NO. 200009140914343, SAID REGISTER'S OFFICE; THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG OR NEAR THE LINE OF ATWOOD AND DODD, NORTH 69°00'31" EAST, A DISTANCE OF 150.00 FEET TO AN IRON PIN SET IN THE WESTERLY MARGIN OF ALLEY NO. 1839 (15 FEET); THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTH 20°59'29" EAST, A DISTANCE OF 150.00 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT; THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF MELROSE AVENUE SOUTH 69°00'31" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,500 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ADVENT PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM MELROSE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20070531-0064360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. 250 ON THE PLAN OF THE SUBDIVISION OF BLOCK "A" IN GRANDVIEW HEIGHTS, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 161, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ADVENT PROPERTY HOLDINGS, LLC, BY DEED FROM HOWARD E. BURNS, UNMARRIED, OF RECORD AS INSTRUMENT NO. 20140603-0047917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Real property taxes for the year 2017, a lien, but not yet due and payable, which have been estimated and prorated between the parties and shall be paid by Grantee.

2. Matters shown on the Plan of record as Instrument Nos. 20070815-0097716 (Tract 1) and 20040308-0026443 (Tract 2) and Plat Book 161, page 169 (Tracts 2 and 3), Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20080410-0036187, said Register's Office. (Tract 1)

4. Sanitary Sewer Easement, Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20080410-0036214, said Register's Office. (Tract 1)

5. Storm Water Detention Agreement of record as Instrument No. 20040127-0010450, said Register's Office. (Tract 2)

6. Rights of tenant, as tenant only, under that certain unrecorded Lease Agreement, dated May 31, 2007, between Advent Property Holdings, LLC, as landlord, and Advent, LLC, formerly Stand Out Services, Inc. d/b/a Advent, as tenant, as amended by Addendum, effective October 1, 2012, and by Second Amendment to Lease, effective May 19, 2017 (Tracts 2 and 3).

7. All matters shown on ALTA/NSPS Land Title Survey, dated July 31, 2017, revised August 3, 2017, prepared by John T. Darnall, Tennessee RLS No. 1571, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 17079 (Tracts 1, 2 and 3).