THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712853** Bill Garrett Davidson County Batch# 2837 **DEEDWARR** 09/21/2017 09:10:14 AM 2 pgs Fees: $13.00 Taxes: $2,960.00 20170921-0096693	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2017. Notary Public My Commission Expires: _____ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Big Yellow Dog Annex, LLC 3310 West End Avenue, Suite 400 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-08-335.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark E. Utley, Trustee of the Mark E. Utley Trust dated January 9, 2012, and Rose Anne Utley, Trustee of The Rose Anne Utley Trust dated January 9, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Big Yellow Dog Annex, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Map of OB Plan of Large Lots, of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the Westerly margin of 16th Avenue South, formerly Belmont Avenue; as widened, 110 3/4 feet South of the common corner of Lot Nos. 42 and 35; thence Westerly 157 1/4 feet, more or less, to the Easterly margin of an alley; thence with the margin of the same, Southerly 70 feet 6 1/2 inches to a point; thence Easterly 157 1/4 feet to the Westerly margin of 16th Avenue South; thence with the margin of same, Northerly 70 3/4 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Elevation Properties, LLC to Mark E. Utley, Trustee of The Mark E. Utley Trust dated Jan 9, 2012 and Rose Anne Utley, Trustee of The Rose Anne Utley Trust dated Jan 9, 2012 as recorded on the 23rd day of March, 2012 in Instrument No. 20120323-0024860; Quitclaim Deed from Utley Land Co. to Elevation Properties, LLC, a Tennessee limited liability company as recorded on the 26th day of November, 2008 in Instrument No. 20081126-0115803 and Special Warranty Deed from Donald Seitz and spouse, Maureen Seitz to Utley Land Co. as recorded on the 17th day of October, 2007 in Instrument No. 20071017-0123326, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OB PLAN OF LARGE LOTS, as recorded in Plat Book 21, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1311 16TH AVENUE SOUTH Nashville TN 37212-2903

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2017.

The Mark E. Utley Trust Agreement

By: Mark E. Utley, Trustee
Mark E. Utley, Trustee

The Rose Anne Utley Trust Agreement

By: Rose Anne Utley, Trustee
Rose Anne Utley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark E. Utley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Mark Utley Trust, dated January 9, 2012 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of September, 2017

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Nathan L. Powers
Notary Public

my commission expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Anne Utley with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Rose Anne Utley Trust, dated January 9, 2012 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of September, 2017

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Nathan L. Powers
Notary Public

my commission expires: 01/17/21