Bill Garrett Davidson County
Batch# 5408 DEEDWARRSP
09/27/2017 04:04:18 PM 3 pgs
Fees: $18.00 Taxes: $22,200.00

20170927-0099112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF September, 2017.

NOTARY PUBLIC

My Commission expires: 7/5/21

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5 2021

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Connor Venture LLC 119 Third Avenue South Nashville, Tennessee 37201	Connor Venture LLC 119 Third Avenue South Nashville, Tennessee 37201	09302316000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

SOUTHERN TURF BUILDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CONNOR VENTURE LLC

hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located in the southeast quadrant of Fourth Avenue North (formerly Cherry Street) and Bank Alley, being part of Lot No. 53 on the Original Plan of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Fourth Avenue North and the southerly margin of Bank Alley, being the First Alley north of Church Street;

Thence, with said Bank Alley with north outside face of a brick building wall N 62 deg. 24' 58" E, 170.49 feet to Printer's Alley;

Thence, with said Printer's Alley with east outside face of a stone and brick building wall S 26 deg. 51' 26" E, 25.58 feet to a building joint;

Thence, leaving said Printer's Alley with outside face of a brick building wall located hereon described parcel S 62 deg. 20' 04" W, 170.22 feet to the easterly margin of said Fourth Avenue North;

Thence, with said Fourth Avenue North N 27 deg. 28' 33" W, 25.82 feet to the point of beginning.

Being the same property conveyed to Southern Turf Building, LLC, a Tennessee limited liability company by deed of record in Instrument No.: 20150910-0092032.

This conveyance is made subject to the following:

1. Taxes for the year 2017 to be assumed by grantee.

2. Subject to matters as shown on survey dated August 7, 2017, Project No. 42799 by Gresham Smith and Partners ,Registered Land Surveyor RLS No. 2612.

3. Subject to Tennessee Conservation Easement of record in Book 6206, Page 117, in the Register's Office of Davidson County, Tennessee.

4. Subject to Authorization for Installing Luminaire or Banner Arms on side of property of record in Book 9627, Page 206, in the Register's Office of Davidson County, Tennessee.

5. Subject to rights of tenants, as tenants only, under the following: Commercial Lease Agreement entered into on June 27, 2017 by and between Southern Turf Building, LLC as Landlord and Luke Venture, LLC as Tenant, and Lease Agreement dated August 29, 2013 by and between Southern Turf Partnership, as Landlord, and Trauger & Tuke, as Tenant, as amended by that First Amendmen to Lease Agreemen dated August 2, and that Second Amendment to Lease Agreement dated August 10, 2015.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR covenants with Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for the items expressly set forth above.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 26 day of September, 2017.

SOUTHERN TURF BUILDING, LLC,
A Tennessee limited liability company

By: _____

Name: Gary R. Bowie

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gary R. Bowie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the chief manager of Southern Turf Building, LLC, the within named bargainor, a limited liability company, and that he/she, as such Chief manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as chiefmanager.

Witness my hand and official seal at this 26 day of September, 2017.

Stephanie Distefano
Notary Public

Commission expires: 03/08/2021

STEPHANIE DISTEFANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STEPHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDS
My Comm. Expires March 8, 2021