Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Segment LLC 2206 21st Ave S., Ste. 200 Nashville, TN 37212	Same as New Owner	Map:105-07 Parcel:194.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LVH, LLC,** a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **Segment LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; All matters as shown on plan of record in Minute Book 1, page 97, County Clerk's Office for Davidson County, Tennessee; All matters as shown on that survey prepared by G. Scott Carter, TN RLS #2391, dated October 24, 2017; Davidson County taxes have been paid and prorated between the Grantor and Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is unimproved property, known as 1400 Pillow Street, Nashville, TN 37203.

Bill Garrett Davidson County
Batch# 25006 DEEDWARR
11/13/2017 11:58:40 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20171113-0116251

EXECUTED this 10th day of November, 2017.

LVH, LLC, a Tennessee limited liability company

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Deutschmann, 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 LVH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President 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, this the 10th day of November, 2017.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11/5/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 10th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires:
11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lot No 1 on the Map of Hamilton's Subdivision of record in Minute Book 1, page 97 in the County Clerk's Office and further described according to a survey prepared by G. Scott Carter, TN RLS# 2391, dated October 24, 2017 as follows:

Beginning at an existing iron rod on the southerly right-of-way line of Merritt Avenue, 50 feet in width, at a corner common with Lot 1 on the Plan of Hamilton's Subdivision, Resubdivision of Part of Lot 1 of Hamilton's Subdivision of record in Plat Book 3842, Page 121 in the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Merritt Avenue with the westerly line of said Lot 1 on the Resubdivision of Hamilton's Subdivision; South 07 deg 27 min 58 sec West, 173.73 feet to an iron rod set on the northerly right-of-way line of Alley Number 1805, 15 feet in width and unimproved,

Thence with the northerly right-of-way line of Alley Number 1805, North 82 deg 39 min 40 sec West, 252.00 feet to an iron rod set on the easterly right-of-way line of Pillow Street, 50 feet in width;

Thence with the easterly right-of-way line of Pillow Street, North 07 deg 37 min 11 sec East, 172.79 feet to an existing 1" Pipe at the intersection of the easterly right-of-way line of Pillow Street and the southerly right-of-way line of Merritt Avenue;

Thence with the southerly right-of-way line of Merritt Avenue, South 82 deg 52 min 28 sec East, 251.54 feet to the point of beginning; containing 43,620 Square Feet or 1.001 Acres more or less;

Being the same property conveyed to LVH, LLC of record in Instrument Number 20151016-0105330 and Instrument Number 20171025-0109593, Register's Office for Davidson County, Tennessee.