GENERAL WARRANTY DEED

FROM: Humphreys County Properties, LLC, a Tennessee limited liability company, **Grantor**

TO: Corsair Artisan LLC, a Tennessee limited liability company, **Grantee**

This instrument was prepared by:

J. David Wicker, Esq.
Stites & Harbison PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as follows:

Corsair Artisan LLC
601 Merritt Avenue
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME

Map-Parcel Numbers:

105-07-0-482.00

Bill Garrett Davidson County
Batch# 30539 DEEDWARR
11/28/2017 10:51:29 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00

20171128-0121185

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of November, 2017.

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public

My Commission Expires: 11-3-20

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CORSAIR ARTISAN LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns, a certain tract or parcel of

land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 601 Merritt Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SELLER:

HUMPHREYS COUNTY PROPERTIES, LLC, a Tennessee limited liability company

By: Brad Bell
Brad Bell, President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Tameka Bryan, a Notary Public of said County and State, personally appeared Brad Bell, 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 (or other officer authorized to execute the instrument) of HUMPHREYS COUNTY PROPERTIES, 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 company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of November 2017.

Tameka Bryan
Notary Public

My Commission Expires: 11-3-20

TAMEKA BRYAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Hamilton Lands Industrial Subdivision, of record in Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Humphreys County Properties, LLC, a Tennessee limited liability company, by deed from Joel Williams and Melissa Williams, Husband and Wife, of record in Instrument No. 20140516-0042497, in the Office of the Register of Deeds for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2017 constitute a lien, but are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3600, page 58, the Register's Office for Davidson County.