THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33988-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40881

GENERAL WARRANTY DEED

Address New Owner: Monroe Square, LLC, a Georgia 500-M Amsterdam Ave, NE Atlanta, GA 30306	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081 16 0 207 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, **YMZ Partners, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Monroe Square, LLC, a Georgia limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 915 Monroe Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 34193 **DEEDWARR**
12/06/2017 01:58:13 PM 3 pgs
Fees: $18.00 Taxes: $10,360.00

20171206-0124601

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2017.

YMZ Partners, LLC, a Tennessee limited liability company

BY: _____
Jeffrey A. Zeitlin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffrey A. Zeitlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of YMZ Partners, LLC, a Tennessee limited liability company, 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 1st day of December, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

_____
Notary Public

My Commission Expires:

EXHIBIT "A"

LAND IN THE 19th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY MONROE STREET, ON THE EAST BY ALLEY NUMBER 216, ON THE SOUTH BY ALLEY NUMBER 538, AND ON THE WEST BY SHAWANDA D. CLAY, and being further described according to a survey dated October 1, 2015, last revised March 8, 2017, prepared by Steven C. Matthews, T.R.L.S. No. 2352, as follows:

COMMENCING AT THE INTERSECTION OF MONROE STREET AND 10th AVENUE NORTH, THENCE IN A EASTERLY DIRECTION 181.9 +/- FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES WITH A PINK CAP, ON THE SOUTHERLY MARGIN OF MONROE STREET AND BEING THE NORTHEAST PROPERTY CORNER OF SHAWANDA D. CLAY IN INSTRUMENT NUMBER 20120904-0079322, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY MARGIN OF MONROE STREET, N 73°13'59" E, A DISTANCE OF 233.37 FEET TO A MAG NAIL FOUND WITH A METAL WASHER, SET BY DALE AND ASSOCIATES, ON THE WESTERLY MARGIN OF ALLEY NUMBER 216;

THENCE WITH THE MARGIN OF ALLEY NUMBER 216, S 30°52'53" E, A DISTANCE OF 154.66 FEET TO AN 5/8" IRON ROD SET, IN THE ASPHALT, BY DALE AND ASSOCIATES WITH A PINK CAP, ON THE NORTHERLY MARGIN OF ALLEY NUMBER 538;

THENCE WITH THE MARGIN OF ALLEY NUMBER 538, S 73°13'59" W, A DISTANCE OF 272.79 FEET TO AN 5/8" IRON ROD SET BY DALE AND ASSOCIATES WITH A PINK CAP, AT THE SOUTHEAST PROPERTY CORNER OF SHAWANDA D. CLAY;

THENCE WITH CLAY'S EASTERLY LINE, N 16°07'05" W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 37,959.730 SQUARE FEET OR 0.871 ACRES OF LAND.

Being the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company, by Warranty deed dated March 10, 2017 from FL Monroe, LLC, a Tennessee limited liability company, of record in Instrument No. 20170313-0024292, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed dated March 10, 2017 from FL Monroe, LLC, a Tennessee limited liability company, of record in Instrument No. 20170313-0024293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years. Map and Parcel No. 081 16 0 207 00.
2. Declaration of Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment District of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 21, page 23, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170504-0044240, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Public Right of Way of record in Instrument No. 20171030-0111096, Register's Office for Davidson County, Tennessee.