THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114261** Bill Garrett Davidson County Batch# 80748 **DEEDWARR** 04/13/2018 01:18:03 PM 5 pgs Fees: $28.00 Taxes: $8,510.00 20180413-0035025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me, this 13th day of April 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: 1700 8th Avenue, LLC 1700 8th Ave S. Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-06-200.00

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, **Clay, GP, a Tennessee General Partnership, Jo D. Corley and Lola K. Dale, Jason Corley and wife, Leigh Ann Corley and Jessica Corley Jones and husband Brett C. Jones, General Partners,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **1700 8th Avenue, 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:

Being Lot Nos. 6, 7, 8, 9, and a strip 30 feet wide adjoining said Lot Nos. 8 and 9 on the Plan of W. H. Mathews Subdivision of Lot Nos. 6, 7, 8 and 9 Waverly Plan, as of record in Book 161, Page 48, Register's Office for said County, described together as follows:

Beginning on the Easterly margin of 8th Avenue, South, formerly Spruce Street, at a point 175 feet North of the Northerly margin of Argyle Avenue, said point being the Northeast corner of 8th Avenue, South and an alley; thence with the Northerly margin of said alley, Eastwardly 307.5 feet to the Westerly line of Lot No. 38 in Waverly Land Company's Plan; thence with said line Northwardly 110 feet to a point opposite the Northeast corner of said Lot No. 9; thence Westwardly 30 feet to the Northeast corner of Lot No. 9; and continuing in the same direction 286.6 feet, in all 316.6 feet, to the Easterly margin of 8th Avenue, South; thence the margin of the same, Southwardly 110 feet to the beginning.

Being part of the same property conveyed by Quitclaim Deed from Lola K. Dale to Clay, GP, a Tennessee General Partnership, Jo D. Corley and Lola K. Dale, General Partners, as recorded on the 24th day of April, 2014 in Instrument No. 20140424-0034730; Quitclaim Deed from Albert J. Dale to Lola K. Dale, as recorded on the 1st day of December, 1988 in Deed Book 7717, Page 602; Quitclaim Deed from Albert J. Dale to Hugh C. Howser, Jr., as recorded on the 23rd day of May, 1984 in Deed Book 6298, Page 392; Quitclaim Deed from Albert J. Dale and wife, Lola K. Dale to Hugh C. Howser, Jr., as recorded on the 7th day of March, 1980 in Deed Book 5576, Page 30 and Warranty Deed from H. Spokes Cagle and wife, Margaret Cagle to Albert J. Dale and wife, Lola K. Dale, as recorded on the 12th day of September, 1956 in Deed Book 2594, Page 37, in the Register's Office of Davidson County, Tennessee.

Assignment executed December 8th, 2014 assigning a 5% general partnership interest from Lola Katherine Dale to Jason Corley and wife, Leigh Ann Corley and Jessica Corley Jones and husband Brett C. Jones.

Lola K. Dale, Lola Katherine Dale, and Katherine L. Dale being one and the same person.

Durable POA of record in Instrument No. 20180405-0032118, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. H. MATHEWS SUBDIVISION OF LOT NOS. 6, 7, 8 AND 9 WAVERLY PLAN, as recorded in Plat Book 161, Page(s) 48.

Easement for Power Line Easement, recorded in Book 5583, Page 101.

This is improved property located at 1700 8TH AVENUE SOUTH Nashville, TN 37203

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 12 day of April 2018.

Clay, GP, a Tennessee General Partnership

Jo D. Corley Partner

By: Jo D. Corley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo D. Corley, 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 partner in Clay, GP, a Tennessee General Partnership , 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 12 day of April 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

Clay, GP, a Tennessee General Partnership

Albert J. Dale III as Attorney-in-Fact for Lola K. Dale, Partner

By: Albert J. Dale, III as Attorney-in-Fact for
Lola K. Dale, Partner

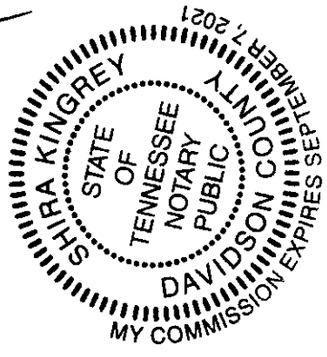
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert J. Dale, III, 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 who further acknowledged that he is the Attorney-in-fact for Lola K. Dale, partner in Clay, GP, a Tennessee General Partnership , 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 5 day of April 2018.

Notary Public

My Commission Expires: _____



Clay, GP, a Tennessee General Partnership

By: Jason Corley, Partner

By: Leigh Ann Corley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Corley and Leigh Ann Corley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are partners in Clay, GP, a Tennessee General Partnership , 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 6th day of April 2018.

Notary Public

My Commission Expires: 01/08/2022



Clay, GP, a Tennessee General Partnership

Jessica Corley Jones, Partner

Brett C. Jones, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Corley Jones and Brett C. Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are partners in Clay, GP, a Tennessee General Partnership , 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 6 day of April 2018.

Notary Public

My Commission Expires: 11/18/19

JONATHAN E. COYLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY