Bill Garrett Davidson County
Batch# 111162 DEEDWARRSP
06/29/2018 04:07:30 PM 5 pgs
Fees: $28.00 Taxes: $29,970.00
20180629-0063470

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
MCKENZIE LAIRD OTTINGER LEACH, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,100,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of June, 2018.

Notary Public
My Commission Expires: Nov 5, 2018

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
AMG 805 Lea, L.L.C. 643 Magazine Street, Suite 306 New Orleans, LA 70130	Same	093-10-040.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MLG Properties, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **AMG 805 Lea, L.L.C.**, a Louisiana limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **805 Lea Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 29 day of June, 2018.

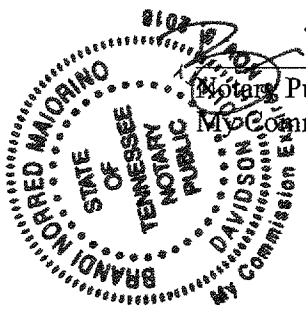
MLG PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Arnie Malham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Arnie Malham**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **President** of **MLG Properties, LLC, a Tennessee limited liability company,** and that he is authorized to execute this instrument on its behalf as the **President**.

Witness my hand, at office, this 29 day of June, 2018.



Notary Public
My Commission Expires: Nov 5, 2018

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being parts of Blocks "B" and "C" on the Map of Palmer Place of record in Book 57, page 117, Register's Office for Davidson County, Tennessee, and part of Alley No. 125-1/2, now closed by Ordinance No. 45-298 of the Ordinances of the city of Nashville, and more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyor, dated July 17, 1956, as follows:

Beginning at a point in the southwest corner of the intersection of a 10-foot alley and Lea Avenue, which point is 125 feet, more or less, westerly from the southwest corner of the intersection of Lea Avenue and 8th Avenue South; thence along the westerly margin of said alley, Southerly 170 feet, more or less, to a point in the northerly margin of Palmer Place; thence westerly along the northerly margin of Palmer Place, 190.9 feet, more or less, to a point in the easterly margin of a 10-foot alley; thence northerly 170.3 feet, more or less, to a point in the southerly margin of Lea Avenue; thence along the southerly margin of Lea Avenue, 180.3 feet, more or less, to the point of beginning.

Further described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set in the southerly right-of-way line of Lea Avenue, 40 feet in width at the intersection with the westerly right-of-way line of Alley Number 115, 10 feet in width, said pk nail set being located North 82° 10' 24" West. 117.5 feet along the southerly right-of-way line of Lea Avenue from the intersection with the westerly right-of-way line of Eighth Avenue South;

Thence leaving the southerly right-of-way line of Lea Avenue, with the westerly right-of-way line of Alley Number 115, South 01°44' 27" East, 171.00 feet to an existing pk nail at the intersection with the northerly right-of-way line at Palmer Place, 40 feet in width;

Thence leaving the westerly right-of-way line of Alley Number 115, with the northerly right-of-way line of Palmer Place, North 82° 00' 03" West, 190.90 feet to an iron rod set, at a corner common with the property of Byrd D. Cain, Jr., Trustee, as of record in Deed Book 5000, Page 87, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Palmer Place, with the easterly property line of Byrd D. Cain, Jr., Trustee, North 01° 30' 00" West, 170.30 feet to an existing iron rod in the southerly right-of-way of Lea Avenue;

Thence with the southerly right-of-way line of Lea Avenue, South 82°10' 24" East, 190.08 feet to the POINT OF BEGINNING. Containing 32,058 square feet or 0.736 acres more or less.

Being the same property conveyed to MLG Properties, LLC., a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20100429-0032547, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2018 and thereafter, not yet due and payable.

2. Utility easements retained in Ordinance No. 49-261, in the Clerk's Office of Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100923-0075569, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers, and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20100923-0075571, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

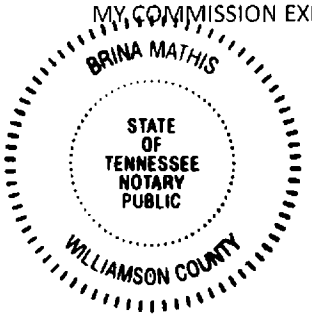
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).