GENERAL WARRANTY DEED

FROM: James R. McGuire
Grantor

TO: New Rose, Inc.,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Cheryl Harris, Trustee
O'Neil, Hagaman, LLC
3310 West End Avenue, Suite 400
Nashville, Tennessee, 37203

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

New Owner

Map Parcel Numbers:

093-140-123.00
093-140-124.00

Bill Garrett Davidson County
Batch# 124965 DEEDWARR
08/06/2018 02:33:18 PM 4 pgs
Fees: $23.00 Taxes: $12,857.50

20180806-0077180

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Four Hundred Seventy-Five Thousand and No/100 Dollars ($3,475,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of August, 2018.

Tamela Bryan
Notary Public

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

My Commission Expires: 11-3-20

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, JAMES R. McGUIRE, ("Grantor"), unmarried, has bargained and sold, and by these presents does transfer and convey unto NEW ROSE, INC., a Tennessee corporation ("Grantee"), its successors and assigns, those certain tracts

or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 711 8th Avenue South, 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, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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

Witness my hand this 6 day of August, 2018.

JAMES R. McGUIRE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, JAMES R. McGUIRE, 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.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of August, 2018.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

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

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being described as follows:

Tract No. 1:

Beginning on the westerly margin of 8th Avenue, South, as widened at the northeast corner of a lot formerly owned by Williams Bachme, or formerly owned by Theo. W. Eckhardt; thence with the westerly margin of said Avenue northerly 30 feet to Emma B. Koester's southeast corner; thence with her south line westerly 120 feet, more or less, to the easterly margin of an alley; thence with said alley South 30 feet to Bachme's northwest corner; thence with his north line easterly 120 feet, more or less, to the beginning.

Tract No. 2:

Beginning at a point on the westerly margin of 8th Avenue, South, formerly Spruce Street, as now widened, at the northeast corner of a lot formerly owned by A. Lehman, or formerly owned by Bermon Hosse; thence with the westerly margin of said Avenue, as widened, North 61 feet to a point, the southeast corner of the lot conveyed to J. W. Alfred by deed from Theo. W. Eckhardt and wife, of record in Book 496, page 214, Register's Office, Davidson County, Tennessee; thence with Alfred's south line westwardly 110.43 feet, more or less, to the easterly margin of an alley; thence with the margin of the same southwardly 10 feet, more or less, the Hosse's northwest corner; thence with Hosse's north line eastwardly 118.8 feet, more or less, to the point of beginning.

Being the same property conveyed to James R. McGuire from Marcrum Properties, a Tennessee general partnership by Warranty Deed of record in Book 7984, page 701, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2018 constitute a lien, but are not yet due and payable.