THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180717204** Box 36: Ortale Kelley Law Firm 330 Commerce Street, Suite 110	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2018. Notary Public My Commission Expires: 9.13.2021

Karen Y Johnson Davidson County
Batch# 140623 DEEDWARRSP
09/13/2018 03:01:10 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20180913-0091059

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

SPECIAL WARRANTY DEED

Address New Owner: 3131 Long Boulevard, G.P. 3716 West End Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-0-0139.00

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, **3131 Long LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3131 Long Boulevard, G.P., a Tennessee general partnership**, ("Grantee"), its successors, and representatives, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows:

Being the Northeasterly 50 feet of Lot No. 38 on the Revised Map of West End Park, as of record in Book 421, Pages 82 and 83, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 38 fronts 50 feet on the Southeasterly side of Long Boulevard and runs back 150 feet on the Northeasterly line and 140 feet, more or less, on the Southwesterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to 3131 Long LLC, a Tennessee limited liability company by Special Warranty deed from Jam Development Long LLC, a Tennessee limited liability company of record in Instrument No. 20170912-0083227 Register's Office for Davidson County, Tennessee, dated September 11, 2017 and recorded on September 12, 2017.

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.

Taxes for the year 2018, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 3131 Long Blvd Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, and representatives, 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, and representatives to

warrant and forever defend the title to said real estate to Grantee, its successors, and representatives against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise.

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 12th day of September, 2018.

3131 Long LLC, a Tennessee limited liability company

By: Joeseph A. Massa, IV
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe A. Massa, IV, 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 he is the Sole Member of 3131 Long 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 and official seal at office, this 11th day of September, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022