Karen Y Johnson Davidson County
Batch# 142757 DEEDWARRSP
09/19/2018 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $22,200.00
20180919-0092854

THIS INSTRUMENT PREPARED BY:

Talbott 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 $6,000,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2018.

Notary Public

My Commission Expires: Nov 5, 2018

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Nashville Design Collective LLC P.O. Box 772779 Steamboat Springs, CO 80477	New Owner	105-07-0-122.00

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, **BAC Properties, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Double D Realty, LLC**, a Rhode Island limited liability company, owning a fifty-three percent (53%) undivided interest and **Nashville Design Collective LLC**, a Tennessee limited liability company, owning a forty-seven percent (47%) undivided interest, all collectively as tenants in common (collectively, the "**Grantees**"), Grantees' successors, heirs and assigns, certain improved real property 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 **510 Merritt Avenue, Nashville, Davidson County, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their 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 the Grantees, Grantees' 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.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 18th day of September, 2018.

GRANTOR:

BAC Properties, LLC,
a Tennessee limited liability company

By: _____
Gina Lofredo, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, C. Tucker Herndon of the state and county aforementioned, personally appeared Gina Lofredo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of BAC Properties, LLC, the within named bargainor, a limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its President.

Witness my hand and seal, at office, this 18th day of September, 2018.

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 7, 2020

_____
Notary Public

My Commission Expires: 12/7/2020

EXHIBIT A

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 OF THE RESUBDIVISION OF A PORTION OF BLOCK "F" ON THE PLAN OF MERRITT HAGAN LAND IN SOUTH NASHVILLE, OF RECORD IN PLAT BOOK 5210, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE AT A CORNER COMMON WITH CHARLES E. WILLIAMS OF RECORD IN DEED BOOK 5033, PAGE 936, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE WITH THE EASTERN PROPERTY LINE OF CHARLES E. WILLIAMS NORTH 07 DEG 17 MIN 10 SEC EAST, 400.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF LVH, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20150218-0014011, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF LVH, LLC, SOUTH 83 DEG 01 MIN 27 SEC EAST, 241.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF OKLAHOLICS, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20160824-0088751, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1801, 15' IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, SOUTH 07 DEG 17 MIN 10 SEC WEST, 385.08 FEET TO AN EXISTING IRON ROD;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 23.48', A CENTRAL ANGLE OF 89 DEG 41 MIN 51 SEC, AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG 07 MIN 52 SEC WEST, 21.16 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 1801 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MERRITT AVENUE, NORTH 83 DEG 01 MIN 27 SEC WEST, 226.08 FEET TO THE POINT OF BEGINNING, CONTAINING 96,351 SQUARE FEET, OR 2.212 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BAC PROPERTIES, LLC, AS OF RECORD IN INSTRUMENT NUMBER: 20080829-0089113, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the year 2018, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 5210, Page 19 and in Minute Book N, Page 241, Register's Office for Davidson County, Tennessee.
3. Easements as referenced in Ordinance No. 72-189, Metro Clerk's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the 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 state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY