THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018010** Karen Y Johnson Davidson County Batch# 153686 **DEEDWARRSP** 10/24/2018 09:52:29 AM 2 pgs Fees: $13.00 Taxes: $4,995.00 20181024-0105273	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2018. Notary Public My Commission Expires:

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

SPECIAL WARRANTY DEED

Address New Owner: CSMTN Investments, LLC c/o Gelfand, Rennert & Feldman, LLC 1920 Adelicia St., #300 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08209004200

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, **No Sleep Til Gtown, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CSMTN Investments, LLC, a Delaware 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:

Land in Davidson County, Tennessee, being Lot No 24 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to No Sleep Til Gtown, LLC, a Tennessee limited liability company by Warranty Deed from C.T. Properties, a Tennessee general partnership composed of William Vinson, Donald Shell, and Stephen Powell, recorded on the 21st day of December, 2007 in Instrument No. 20071221-0146391, 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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, as recorded in Plat Book 21, Page(s) 105.

This is improved property located at 1311 6th Avenue North Nashville, TN 37208.

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever

defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not 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 22nd day of October, 2018.

No Sleep Til Gtown, LLC

BY: _____
Rocky McElhaney, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rocky McElhaney, 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 No Sleep Til Gtown, LLC, 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 22 day of October 2018.

_____
Notary Public

My Commission Expires: _____

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