SPECIAL WARRANTY DEED

FROM: Eighth Ave. Properties, LLC,
a Tennessee limited liability company

TO: Asterisk III, LLC,
a Delaware limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Asterisk III, LLC Attn: Steven L. Hayes PO Box 4929 Clearwater, FL 33758	Same	Map 105-02, Parcel 445

Karen Johnson Davidson County
Batch# 190875 DEEDWARRSP
02/01/2019 11:20:22 AM 4 pgs
Fees: $23.00 Taxes: $13,690.00

20190201-0009793

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,700,000.00.

Affiant

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Sworn to and subscribed before me, this 30th day of January, 2019.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eighth Ave. Properties, LLC,** a Tennessee limited liability company, formerly misidentified as Eight Avenue Properties, LLC (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Asterisk III, LLC,** a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1005 – 1009 Eighth Avenue South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of January, 2019.

SELLER: Eighth Ave. Properties, LLC
a Tennessee limited liability company

By: Douglas J Brown

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Eighth Ave. Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of January, 2019.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 of the subdivision of Reserved Parcel as shown on Resubdivision of Edgehill Estates, Section 69 of record in Book 4715, Page 137, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 8th Avenue South as widened said point being 217.81 feet South of the intersection of 8th Avenue South and Archer Street; thence along the westerly margin of 8th Avenue South, South 1 deg. 53 min. East 162.04 feet; thence leaving said margin North 82 deg. 5 min. West 126.18 feet to a point; thence north 0 deg. 55 min. West 62.51 feet to a point; thence North 82 deg. 0 min. West 129.64 feet to a point in the easterly margin of Alley No. 404; thence along the easterly margin of said alley North 5 deg. 20 min. East 98.81 feet to a point; thence leaving said margin South 81 deg. 51 min. East 242.30 feet to the point of beginning.

Being the same property conveyed to Eighth Avenue Properties, LLC by deed of record at Book 11381, Page 550, Register's Office of Davidson County, Tennessee. Eighth Ave. Properties, LLC was misidentified in such deed as Eighth Avenue Properties, LLC. Eighth Ave. Properties, LLC is the correct name of the owner of the property.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2019 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

2. Matters shown on the Plan of record in Book 4715, Page 137 and 4660, Page 21, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4709, Page 238, said Register's Office.

4. The effect, if any, of restrictions contained in instrument of record in Book 4220, Page 723, said Register's Office.