Karen Johnson Davidson County
Batch# 205595 DEEDWARRSP
03/13/2019 03:26:30 PM 5 pgs
Fees: $28.00 Taxes: $9,712.50
20190313-0023256

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31058-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bill Gaston, Inc. ATTN: Brian Gaston PO Box 10085 Austin, TX 78766	New Owner	10408010100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hearthstone Ventures, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Bill Gaston, Inc., a Texas corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to Hearthstone Ventures, Inc., a Tennessee corporation by Special Warranty Deed dated August 20, 2010 from David M. Ikeda and Betty M. Ikeda, Trustees of the Revocable Ikeda Living Trust U/A/D August 30, 2003, of record in Instrument No. 20100823-0066220, Register's Office for Davidson County, Tennessee, together with that portion of Alley No. 815 which adjoins Lot 2 and which was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. BL 2016-122, filed in the County Court Clerk's Office for said County.

This is improved commercial real property located at and more commonly known as 1705 21st Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of March, 2019.

Hearthstone Ventures, Inc., a Tennessee corporation

By: Steven K. Hanks, VP
Name: Steven K. Hanks
Its: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven K. Hanks, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Hearthstone Ventures, Inc., a Tennessee corporation, the within-named bargainor, and that he as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Vice-President.

WITNESS my hand, at office, this 13th day of March, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,625,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 2019.

Notary Public
My Commission Expires:

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

EXHIBIT A
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 on the Map of P.J. Tinsley's Addition to Nashville, as of record in Plat Book 421, Page 91, at the Register's Office for Davidson County, Tennessee, and a portion of Alley #815 closed by Ordinance No. BL2016-122, and being more particularly described as follows;

Commencing at the intersection of the westerly right-of-way line of Twenty-First Avenue South, 70 feet in width and the northerly right-of-way line of Belcourt Avenue at a corner common with the property of Ted W. Davis, Jr., Trustee, as of record in Instrument Number: 20021113-0140859, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Belcourt Avenue with the westerly right-of-way line of Twenty-First Avenue South, North 06 deg 27 min 28 sec East, 112.11 feet to an existing pk nail and the TRUE POINT OF BEGINNING, also being at a corner common with the property of Larry D. Woods & Saralee T. Woods, as of record in Instrument Number: 20160720-0074645, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Twenty-First Avenue South with the northerly property line of Larry D. Woods & Saralee T. Woods, North 83 deg 27 min 59 sec West, 73.00 feet to an existing "V", at a corner common with the property of Belcourt Theatre, Inc., as of record in Instrument Number: 20090219-0014396, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property lie of Belcourt Theatre, Inc., North 83 deg 36 min 59 sec West, 111.50 feet to a pk nail set at a corner common with the property of Belcourt Theatre, Inc., as of record in Instrument Number: 20090219-0014396, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Belcourt Theatre, Inc., North 06 deg 53 min 08 sec East, 24.49 feet to a pk nail set in the southerly right-of-way line of Alley #801, 10 feet in width;

Thence with the southerly right-of-way line of Alley #801, South 81 deg 30 min 08 sec East, 5.82 feet to a pk nail set, at the intersection with the easterly right-of-way line of Alley #815, 12 feet in width;

Thence leaving the southerly right-of-way line of Alley #801 with the easterly right-of-way line of Alley #815, North 06 deg 27 min 27 sec East, 26.00 feet to an existing pk nail in the southerly property line of Mid-State Educators Credit Union, as of record in Deed Book 4405, Page 221, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley #815, in the southerly property line of Mid-State Educators Credit Union, South 83 deg 27 min 59 sec East, 178.50 feet to a corner of building in the westerly right-of-way line of Twenty-First Avenue South;

Thence with the westerly right-of-way line of Twenty-First Avenue South, South 06 deg 27 min 28 sec West, 50.00 feet to the POINT OF BEGINNING. Containing 9,084 square feet or 0.209 acres more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, Tennessee RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated August 28, 2018, revised September 19, 2018, revised October 1, 2018, revised October 9, 2018, revised February 25, 2019, and revised March 4, 2019, as File No. 18157 CW.

EXHIBIT B
Permitted Encumbrances

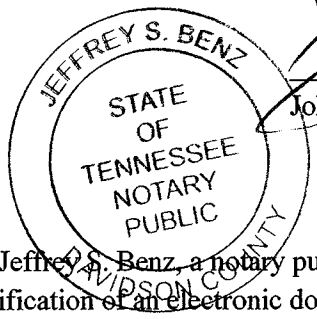
1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 10408010100. Taxes for the year 2019 have been prorated between the parties as part of closing and assumed by the Grantee.

2. All Matters as shown on the Plan, of record in Book 421, Page 91, Register's Office for Davidson County, Tennessee.

3. Limited Use Agreement, of record in Instrument No 20011115-0125569, said Register's Office.

4. All Matters as shown on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, Tennessee RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated August 28, 2018, revised September 19, 2018, revised October 1, 2018, revised October 9, 2018, revised February 25, 2019, and revised March 4, 2019, as File No. 18157 CW.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019