Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crowell Capital Partners, GP Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	105-02-0-096.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Steve K. Ray (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Crowell Capital Partners, GP (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,325,000.00

MILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Affiant

Subscribed and sworn to before me this 10th day of September, 2019.

Notary Public

My Commission Expires: 7-3-2023

Karen Johnson Davidson County
Batch# 283833 DEEDWARR
09/11/2019 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $8,602.50
20190911-0091677

4834-4430-3780.2

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 901-903 8th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenant and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 10th day of September, 2019.

Steve K. Ray

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Steve K. Ray, 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 within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2019.

Notary Public

My Commission Expires:
7-3-2023

MILADY HERGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

4834-4430-3780.2

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 1, 2, & 3 of the Bock Castle Tract, as of record in Plat Book 21, Page 94, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way line of South Street, and the westerly right-of-way line of Eighth Avenue South;

Thence leaving the southerly right-of-way line of South Street, with the westerly right-of-way line of Eighth Avenue South, with a curve to the right, along on arc length of 34.77 feet, the central angle of which is 79 deg 41 min 54 sec, the radius of which is 25.00 feet, the chord of which is South 42 deg 10 min 07 sec East, 32.04 feet to a pk nail set;

Thence South 02 deg 19 min 10 sec East, 74.45 feet to a pk nail set;

Thence with a curve to the right, along on arc length of 35.00 feet, the central angle of which is 100 deg 16 min 04 sec, the radius of which is 20.00 feet, the chord of which is South 47 deg 48 min 52 sec West, 30.70 feet to a pk nail set at the intersection with the northerly right-of-way line of Alley #403;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly right-of-way line of Alley #403, North 82 deg 03 min 06 sec West, 134.50 feet to a pk nail set at the intersection with the easterly right-of-way line of Alley #404;

Thence leaving the northerly right-of-way line of Alley #403, with the easterly right-of-way line of Alley #404, North 05 deg 16 min 44 sec East, 96.60 feet to a pk nail set at the intersection with the southerly right-of-way line of South Street;

Thence leaving the easterly right-of-way line of Alley #404, with the southerly right-of-way line of South Street, with a curve to the right, along on arc length of 32.36 feet, with the central angle of which is 92 deg 42 min 13 sec, the radius of which is 20.00 feet, the chord of which is North 51 deg 37 min 50 East, 28.94 feet to a pk nail set;

Thence South 82 deg 01 min 04 sec East, 100.83 feet to the POINT OF BEGINNING. Containing 17,362 square feet or 0.399 acres more or less.

Based upon survey prepared by Michael H. Charette, R.L.S. # 2048, Cherry Land Surveying, Inc., dated June 28, 2019, last revised August 15, 2019.

Being the some property conveyed to Steve Ray, as of record in Instrument Number: 20120829-0078141, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for 2019, the current year.
2. All matters shown on the Plat of record in Plat Book 21, Page 94, at the Register's Office for Davidson County, Tennessee.
3. Unrecorded billboard "Ground Lease" by and between Virgil Ray, predecessor in title to the Grantor, and Innovative Media LLC, predecessor in title to The Lamar Companies, dated July 21, 2009.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

