True Copy Certification

I, Ann Marie Charnes, do hereby make oath that I am 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.

Ann Marie Charnes

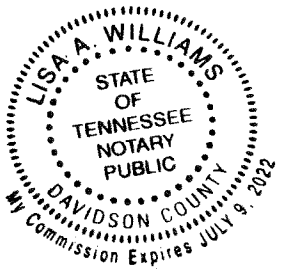
State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Lisa A. Williams, a notary public for this county and state, Ann Marie Charnes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa A. Williams

Notary

My Commission Expires: 7-9-2022



This Instrument Prepared By:
Chalie Nocera
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 330600 DEEDWARRSP
12/16/2019 03:40:30 PM 6 pgs
Fees: $33.00 Taxes: $26,455.00
20191216-0129677

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Accent Nolensville Pike, LP 3715 Northside Parkway, NW Building 400, Suite 375 Atlanta, Georgia 30328	Accent Nolensville Pike, LP 3715 Northside Parkway, NW Building 400, Suite 375 Atlanta, Georgia 30328	105-16-176; 105-66-185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Million One Hundred Fifty Thousand and No/100 Dollars ($7,150,000.00).

C. Ralint Carter II
Affiant

ANNETTE MARIE STAWASZ
Notary Public, Georgia
Cobb County
My Commission Expires
January 31, 2021

SUBSCRIBED AND SWORN TO before me, this the 13th day of December, 2019.

Annette Marie Stawasz
Notary Public

My Commission Expires: 01/31/2021

For and in consideration of the sum of SEVEN MILLION ONE HUNDRED FIFTY THOUSAND and No/100 Dollars ($7,150,000.00), the receipt and sufficiency of which are hereby acknowledged, LVH, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents [do/does] transfer and convey unto ACCENT NOLENSVILLE PIKE, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

The Property is unimproved property known as 2165 Nolensville Pike, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants and bind Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 16th day of December, 2019.

LVH, LLC,
a Tennessee limited liability company

By: MD
Name: Mark Deutschmann
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Managing Member of **LVH, LLC**, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he (or she), as such manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself (or herself) as such manager.

WITNESS my hand, at office, this December day of 16, 2019.

Notary Public

My Commission Expires:
3-7-23

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod (old) at the intersection of the westerly right-of-way (80 feet wide) of Nolensville Pike and the northerly right-of-way of Napoleon Avenue (50 feet wide);

Thence, with said northerly right-of-way of Napoleon Avenue, as follows: South 72 degrees 20 minutes 28 seconds West 205.04 feet to an iron rod (new), and North 82 degrees 08 minutes 33 seconds West 342.45 feet to an iron rod (old);

Thence, with the easterly margin of Alley Number 1824 (15 feet wide), North 00 degrees 45 minutes 27 seconds West 496.12 feet to an iron rod (old);

Thence, with the southerly boundary line of the E & S Auto Sales and Repairs, Inc. property of record in Instrument Number 20060801-0093542 in said Register's Office, as follows: South 81 degrees 50 minutes 35 seconds East 130.88 feet to an iron rod (old), South 51 degrees 04 minutes 23 seconds East 9.83 feet to an iron rod (old), South 35 degrees 46 minutes 15 seconds East 77.04 feet to an iron rod (old), North 65 degrees 59 minutes 20 seconds East 78.31 feet to an iron rod (old), and North 75 degrees 03 minutes 20 seconds East 98.16 feet to an iron rod (new) on said westerly right-of-way of Nolensville Pike;

Thence, with said right-of-way, South 23 degrees 08 minutes 20 seconds East 490.04 feet to the BEGINNING containing 4.95 acres or 215,626 +/- square feet.

This description is based on a field survey by J. Alan Cummings, Tennessee Registered Land Surveyor Number 2351.

BEING the same property conveyed to LVH, LLC, a Tennessee limited liability company by Special Warranty Deed from Donelson Pike Restaurant Partners, a Tennessee general partnership of record in Instrument No. 20170613-0058930, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to LVH, LLC, a Tennessee limited liability company by Quitclaim Deed from Donelson Pike Restaurant Partners, a Tennessee general partnership of record in Instrument No. 20170613-0058931, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-16-176 and Map-Par. 105-16-185.

2. Easements retained by the Metropolitan Government of Nashville and Davidson County in Council Bill No. O82-1083, filed for record in the Metropolitan Clerk's Office.

3. Agreement for Dedication of Public Right-of-Way from LVH, LLC to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20180702-0063671, in the Register's Office for Davidson County, Tennessee.

201912160129677