SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064705 DEEDWARRSP
Recvd: 10/17/11 11:27 4 pgs
Fees:23.00 Taxes:3330.00
20111017-0080529

STATE OF Georgia
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00

James T. McKnight, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS

Lee T. Van Leuvan, Notary Public

LEE T VAN LEUVAN
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 3, 2015

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Yellow Jacket Retail, LLC **77 Peachtree Place, Unit 504** **Atlanta, GA 30309-4476**	**SAME AS OWNER**	**093061JOO100CO and** **093061JOO300CO**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **VIRIDIAN DEVELOPMENT COMPANY, LLC,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **YELLOW JACKET RETAIL, LLC,** HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This Property Is Unencumbered, except As Set Forth In Exhibit B.

This is X improved ☐ unimproved property, known as 411 Church Street, Nashville, TN, CU-1, CU-3 and together with appurtenant rights in limited common elements SP-15 and 9 parking spaces (103, 111-118)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of October, 2011.

Viridian Development Company, LLC

By: J R Borders
Title: Chief Manager
Print Name: James R. Borders

STATE OF Georgia)
COUNTY OF Fulton)

BEFORE THE UNDERSIGNED. a Notary Public of the State and County aforementioned, personally appeared James R. Borders 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 Viridian Development Company, LLC a Tennessee limited liability company and as such officer has executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation/company and/or acknowledged the instrument to be the free act and deed of Viridian Development Company, LLC.

WITNESS my hand and seal, this 13th day of October, 2011

Lori Conti
Notary Public

My Commission Expires: Feb. 16, 2014

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

LORI CONTI NOTARY PUBLIC FULTON COUNTY, GEORGIA FEBRUARY 16, 2014

948146-3

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 411 Church Street, Nashville, TN CU-1 and CU-3, including their appurtenant rights in certain limited common elements (one storage space(SP-15) and 9 parking spaces (103, 111-118))

Map/Parcel: 093061JOO100CO and 093061JOO300CO

Description:

Land in Davidson County, Tennessee, being Units Nos. CU-1 and CU-3, together with appurtenant interests in the common elements of the Viridian, A Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, and in Instrument No. 20111006-0077592, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to VIRIDIAN DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY of record in Instrument No. 20041103-0132449, dated October 26, 2004, said Register's Office. Affidavit and Confirmation of Deed Acknowledgement of record in Instrument No. 20081201-0116310, said Register's Office

EXHIBIT B
EXCEPTIONS

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for the Viridian, A Condominium of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and in Instrument No. 20111006-0077592, said Register's Office.

2. Attorney's Certificate of record in Instrument No. 20061004-0122836, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 7423, Page 374, revised in Book 9208, Page 613, and in Instrument No. 20050124-0008719, and in Instrument No. 20041103-0132449, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Viridian Development Company, LLC, a Tennessee limited liability company to S & C Foods, IV, LLC, a Tennessee limited liability company, of record in Instrument No. 20061109-0139722, said Register's Office.

5. Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, said Register's Office.

6. Storm water Quality Agreement of record in Instrument No. 20040916-0111454, said Register's Office.

7. Easement Agreement of record in Instrument No. 20060928-0120211, said Register's Office.

8. Ordinances of record in Book 10512, Page 464, and in Instrument No. 20020626-0076795, said Register's Office.

9. Annual Assessments, Special Assessments, Specific Assessments, and Working Capital Assessments as set forth in the Master Deed for the Viridian, A Condominium of record in Instrument No. 20061004-0122833, said Register's Office.

10. Easements as set forth in the Master Deed for the Viridian, A Condominium of record in Instrument No. 20061004-0122833, said Register's Office.