This instrument was prepared by:
J. Bryan Echols, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120063082 DEEDWARRSP
Recvd: 08/23/12 10:30 5 pgs
Fees:28.00 Taxes:42550.00
20120823-0075845

SPECIAL WARRANTY DEED

FROM: WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company, Grantor

TO: FMF WESTMONT LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
FMF Westmont LLC 6300 Bee Cave Rd Bldg 2 Suite 500 Austin, Tx 78746 c/o Shelly Rosales	Same	104-02-0-413.00

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is ELEVEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($11,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of August, 2012.

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/16/13

FOR AND IN CONSIDERATION OF the sum of ELEVEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($11,500,000.00), the receipt and sufficiency of which are hereby acknowledged, WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents

does transfer and convey unto FMF WESTMONT LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 111 Acklen Park Drive, Nashville, Davidson County, Tennessee.

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 forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than 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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 22 day of August, 2012.

GRANTOR:

WESTMONT PROPERTY HOLDINGS, LLC, a Tennessee limited liability company

By:_____
JAMES S. TURNER, JR.
Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared JAMES S. TURNER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of WESTMONT PROPERTY HOLDINGS, LLC, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 20th day of August, 2012.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

_____
Notary Public
My Commission Expires: 03-08-16

EXHIBIT A

LEGAL DESCRIPTION

Property in Davidson County, Tennessee described as follows:

Beginning at an iron rod (found) in the intersection of the northerly margin of Acklen Park Drive and the Westerly margin of West End Circle, also being the southeast corner of the property conveyed to West End Highland, LLC, as evidenced in Instrument No. 20060410-0040853 R.O.D.C, TN; thence, leaving said intersection S 65 deg. 35' 15" W 56.09' to an iron rod (set) in the southerly margin of said Acklen Park Drive and also being the actual Point of Beginning for this herein described tract of land; thence, with the southerly margin of said drive S 51 deg. 22' 00" E 358.36' to an iron rod (set), thence, with a return curve to the right having a delta of 100 deg. 03' 44", a radius of 55.00' a tangent of 65.62' a arc length of 96.05' and a chord bearing and distance of S 01 deg. 20' 06" E 84.30' to an iron rod (set) in the westerly margin of Fairmont Drive; thence with said margin of Fairmont Drive for the next 7 calls S 48 deg. 41' 48" W 4.07' to an iron rod (set); thence, with a curve to the left having a delta of 13 deg. 29' 59", a radius of 551.24', a tangent of 65.24', a arc length of 129.88', and a chord bearing and distance of S 41 deg. 56' 48" W 129.58' to an iron rod (set); thence, S 35 deg. 11' 49" W 14.45' to an iron rod (set); thence, with a curve to the right having a delta of 39 deg. 53' 52", a radius of 118.82', a tangent of 43.13', a arc length of 82.74', and a chord bearing and distance of S 55 deg. 08' 45" W 81.08' to an iron rod (set); thence, S 75 deg. 05' 41" W 38.17' to a P.K. Nail (set); thence, with a curve to the left having a delta of 25 deg. 02' 22", a radius of 210.47", a tangent of 46.74', a arc length of 91.98', and a chord bearing and distance of S 62 deg. 34' 30" W 91.25' to a P.K. Nail (set) in the former northerly right of way margin of Long Boulevard, as closed by Council Bill 084-360; thence, with a new curve to the left having a delta of 03 deg. 04' 30", a radius of 330.00', a tangent of 8.86', a arc length of 17.71', and a chord bearing and distance of S 48 deg. 31' 04" W 17.71' to an iron rod (set), said rod being the northeasterly corner of the condominium complex known as Fairmont Court as shown in Plat Book 6686, page 708, R.O.D.C., TN; thence, with the northerly line of Fairmont Court N 50 deg. 21' 00" W 319.34' to an iron rod (set), in the south and easterly boundary line of Longview Condominiums as shown in Plat Book 6200, page 101, R.O.D.C., TN, also being the southwesterly corner for this tract of land; thence, N 39 deg. 06' 17" E 17.50' to an iron rod (set) in the northerly margin of aforementioned closed Long Blvd.; thence, N 38 deg. 36' 00" E 398.52' to an iron rod (set), said rod being northeasterly corner of the property conveyed to Frances Honoker as evidenced in Instrument No. 20001110-0111986 R.O.D.C., TN also being the Point of Beginning.

Being the same property conveyed to Westmont Property Holdings, LLC, by deed from David E. Rawlings, James A. Crossman and Harvey E. Eisen of record in Instrument Number 20060901-0108722, in the Register's Office for Davidson County, Tennessee, dated August 31, 2006.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2012, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 358, Register's Office for Davidson County, Tennessee.

3. Rights and claims of tenants, as tenants only, under unrecorded leases.