This Instrument Prepared By:
Joshua B. Lawhead
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, Tennessee 38103

Tax bills to:
Property Owner's Name and Address:
1809 Dabbs Avenue, LLC
609 Waffen Creek Drive, 3A
Charleston, SC 29412

Property Address:
1809 Dabbs Avenue
Nashville, TN

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of December, 2012 by and between **Weiser Nashville, LLC, a South Carolina limited liability company,** ("Grantor") and **1809 Dabbs Avenue, LLC, a South Carolina limited liability company,** ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Real Estate"), situated and being in the City of Nashville, County of Davidson, State of Tennessee:

> That property described on Exhibit A attached hereto and incorporated herein by reference

The above described property is the same property conveyed to Grantor herein by deeds of record as Instrument Nos. 20080623-0064705, 20080623-0064706, 20081104-0109750, 20081104-0109751, 2008-1112-0112005 and 20081107-0110888 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Real Estate, together with all the appurtenances and hereditaments thereunto belong or in any way appertaining, unto Grantee, and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Real Estate; that Grantor has good right to sell and convey the same; that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of persons claiming by, through or under it but not otherwise; and that the same is unencumbered except for 2012 real property taxes, which Grantee assumes and agrees to pay; terms, provisions, requirements, conditions, agreements, obligations and stipulations contained in leases of record in Book 3835 Page 882, Book 4375 Page 152, Book 4375 Page 156 and Book 8368 Page 415; Easements and Agreements of record as Instrument Nos. 20060615-0071471, 20081124-0114819, 20081124-0114777 and 20060612-00069415; and Deed of Trust, Security Agreement and Assignment of Leases and Rents of record as Instrument No. 20081104-0109752 as further secured by UCC-1 of record as Instrument No. 20081104-0109753, which Grantee assumes and agrees to pay pursuant to that certain Assumption Agreement of even date, all of record in the Office of the Register for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120097606 DEEDWARRSP
Recvd: 12/20/12 15:50 3 pgs
Fees:18.00 Taxes:12580.00
20121220-0117634

WITNESS the due execution hereof, the date and year first above written.

Weiser Nashville, LLC,
a South Carolina limited liability company

By: _____

Its: Member

STATE OF South Carolina
COUNTY OF Charleston

Before me, a Notary Public in and for said county, personally appeared Lenn Vensel _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Weiser Nashville, LLC, the within named bargainor, a South Carolina limited liability company, and that he/she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Lenn Vensel.

WITNESS MY HAND, at office, this 10 day of December, 2012.

Trisha Chitwood
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 9, 2021

Trisha Chitwood Notary Public

My Commission Expires: 9-9-2021

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Raymond E.D.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2012.

Notary Public

My Commission Expires: ~~January 9, 2014~~ Commission Expires

Exhibit A

Being a tract of land lying in the 15th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the southerly property line of the property of Richards Investors, Inc., as of record in Instrument Number 20050919-0123116, at the Register's Office for Davidson County, Tennessee, also being Lot One Section One Metropolitan Industrial Park, as of record in Plat Book 3842, Page 91, at the Register's Office for Davidson County, Tennessee and the westerly right-of-way line of Dabbs Avenue, width varies;

Thence with the westerly right-of-way line of Dabbs Avenue, South 44 Deg 01 Min 18 Sec East, 436.35 feet to an iron rod set in the northerly right-of-way line of Interstate 40, width varies;

Thence leaving the westerly right-of-way line of Dabbs Avenue with the northerly right-of-way line of Interstate 40, South 67 Deg 42 Min 05 Sec West, 72.65 to an existing concrete monument;

Thence South 78 Deg 42 Min 02 Sec West, 345.79 feet to an iron rod set;

Thence North 11 Deg 08 Min 24 Sec West, 20.00 feet to an existing concrete monument;

Thence South 78 Deg 54 Min 47 Sec West, 874.25 feet to an iron rod set at a corner common with the property of Donald Keith Hall, as of record in Instrument Number 200310304-0028409, at the Register's Office for Davidson County, Tennessee, also being Lot One Resubdivision of Lot No. 25 of Revision Section 36 and Revision Section 19 Metropolitan Industrial Park, as of record in Instrument Number 20010409 0034499, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Interstate 40 with the southerly property line of Donald Keith Hall, North 17 Deg 04 Min 12 Sec West, 143.13 feet to an existing P.K. Nail;

Thence North 81 Deg 53 Min 41 Sec East, 164.69 feet to an existing iron rod at a corner common with said Richards Investors, Inc.;

Thence with the southerly property line of Richards Investors, Inc., North 82 Deg 06 Min 43 Sec East, 698.48 feet to an iron rod set;

Thence North 03 Deg 24 Min 49 Sec West, 275.39 feet to an existing iron rod;

Thence North 80 Deg 57 Min 47 Sec East, 170.48 feet to the POINT OF BEGINNING.

Containing 221,866 Square Feet (5.093 Acres more or less), described according to the ALTA/ACSM Land Title Survey, dated August 5, 2008 Map 107-01, Parcels 4 and 5, prepared by L. Kevin Morehead, Tennessee No. 2315, Initial Point Land Surveying, Inc., 3324 Carl Road, Franklin, Tennessee 37064, File No. 0802C008.

Tax Parcel I.D. No.: 10701000400