THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20130044650 DEEDWARRSP
Recvd: 05/29/13 13:45 5 pgs
Fees:28.00 Taxes:10299.32
20130529-0054010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,783,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2013

NOTARY PUBLIC

My Commission expires:

RAMONA K. GOMEZ NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 4, 2013

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BakerSouth, LLC	Same	1171003400
(NAME)	(NAME)	
405 Cumberland Hills Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2253		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Thomas V. White, as Trustee with full power to sell, convey, without joinder of any beneficiary (the "**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto BakerSouth, LLC, a Tennessee limited liability company (the "**GRANTEE**"), its heirs successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibit A attached hereto incorporated herein by reference.

A portion of the property is improved and known as 2300 Crestmoor Road, Nashville, Tennessee.

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, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is encumbered except for to the matters of record set forth on Exhibit B attached hereto. The GRANTOR does further covenant and agree to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

By acceptance of this Special Warranty Deed the GRANTEE understands that the GRANTOR is exeuting this Special Warranty Deed in his capacity as Trustee only and not individually under any circumstances or in any event.

(Signature is on following page.)

Witness of the hand and seal of the Grantor hand this 23rd day of May, 2013.

Thomas V. White, Trustee

Thomas V. White, as Trustee and not individually

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, Erica Martinez, a Notary Public in and for the County and State aforesaid, personally appeared Thomas V. White as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory eveidnce), and who, upon oath, acknowledged himself to be the within named Grantor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of May, 2013.

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Erica Martinez

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 9 and the easterly 50 feet of Lot No. 10, Block B, as shown on the Plan of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 64 & 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with an easement for free parking purposes over the westerly 50 feet of Lot No. 10, Lot No. 11 and the easterly 50 feet of Lot No. 12, Block B, as shown on the Plan of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 64 & 65, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM, is the permanent easement and right of way for street purposes set forth in instruments, of record in Book 4142, Page 469, and in book 4142, Page 473, said Register's Office.

Being part of the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Harlan Dodson, Trustee, with full power to convey without the joinder of any other party, of record in Deed Book 4027, Page 113, Register's Office for Davidson County, Tennessee. All right, title and interest of the Metropolitan Government of Nashville and Davidson County, Tennessee, in and to said property having reverted to and revested in Thomas V. White, as Trustee, pursuant to the reverter provisions contained in said deed. Reference is further made to Metropolitan Ordinance No. BL2013-382 recorded in Minute Book No. M67, Page 283, in the Metropolitan Clerk's Office.

Also being part of the same property conveyed to Thomas V. White, as Trustee, with full power to convey without the joinder of any beneficiary, by quitclaim deed from Kemper Harlan Dodson, III and spouse, Margaret Louise Behm, Virginia Marie Dodson Maxwell and spouse, Porter Maxwell, John Christopher Dodson, unmarried and the Chris Dodson Family Trust, of record as Instrument No. 20100727-0058960, said Register's Office.

Also being the same property conveyed to Thomas V. White, as Trustee, with full power to convey without the joinder of any beneficiary, by quitclaim deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20130529005 4009, said Register's Office.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years.

2. Matters shown on the Plan of record in Book 4350, Page 31, said Register's Office as modified by Instrument to Amend Final Subdivision Plat of record as Instrument No. 20130510-0047599 said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, Page 936, said Register's Office, as shown on the Survey (as hereafter defined).

4. Easement for water mains and appurtenances of record in Book 4642, Page 499, said Register's Office, as shown on the Survey.

5. The plat of survey by J. Alan Cummings, TN RLS No. 2351 with Crawford and Cummings, P.C. dated January 9, 2013 last revised February 15, 2013 (the "Survey"). The Survey shows the following:

   (a) 10' water mains and appurtenances located in the west portion of parking easement parcel running generally north and south; (Exception 4)

   (b) 20' sanitary sewer and/or storm drainage easement in southern portion of parcels running generally east and west; (Exception 3)

   (c) 18" storm pipe in southern portion of tracts running generally east and west;

   (d) 8" storm pipe in southern portion of fee tract running generally north and south;

   (e) undefined size storm pipe in northern portion of tract running generally east and west;

   (f) improvement crosses the property line of the fee parcel and the parking easement parcel.