BILL GARRETT, Davidson County
Trans:T20130049962 DEEDWARRSP
Recvd: 06/13/13 15:07 4 pgs
Fees:23.00 Taxes:6622.72
20130613-0060701

FROM: EP Real Estate Fund, L.P., a Tennessee limited partnership

TO: Burton 6, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Burton 6, LLC c/o Eakin Properties, LLC 1600 Division Street, Suite 600 Nashville, Tennessee 37203	(same)	131060A03500CO

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,789,923.28.

Affiant

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Subscribed and sworn to before me, this the 13th day of June, 2013.

Notary Public
My Comm. Expires: 5-20-2014

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, EP REAL ESTATE FUND, L.P., a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BURTON 6, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto for complete Legal Description

This is improved property located at 1 A Burton Hills Blvd., Nashville, Tennessee 37215.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

WITNESS my hand this 13th day of June, 2013.

EP Real Estate Fund, L.P.,
a Tennessee limited partnership

By: Eakin Properties, LLC, its General Partner

By: John W Eakin
Name: JOHN W. EAKIN
Title: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Eakin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Eakin Properties, LLC, the General Partner of EP Real Estate Fund, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Chief Manager of its General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Chief Manager of its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of June, 2013.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee known as Lot 1 on the Unified Plat of Subdivision, Burton Hills II of record in Instrument Number 20130313-0024807 at the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to EP Real Estate Fund, L.P. by deed from Cornerstone Suburban Office, L.P., of record as Instrument Number 20020604-0067640 at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 131-06-0A-035.00CO.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6470, Page 366, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat recorded in Book 6250, page 978, as amended in Book 6900, Page 304, said Register's Office.

4. Rights and claims of parties in possession, as tenants only, under unrecorded leases.

5. Annual Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Burton Hills Office Park of record in Book 6470, Page 366, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130225-0018322, said Register's Office.

7. Matters shown on the Plan of record as Instrument No. 20130313-0024807, said Register's Office.

8. Access and Parking Easement Agreement dated May 17, 2013 to be recorded in said Register's Office.

9. A plat of survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated March 18, 2013, last revised June 4, 2013 and designated as Job No. 13009 Lot 1-ALTA shows the following matters:

   a) 35' minimum building setback line from Burton Hills Boulevard

      10' minimum building setback line from Eastern property line

      10' minimum building setback line from Southern property line

      35' minimum building setback line from Hillsboro Pike right-of-way

   b) 20' Public Utility Drainage Easement in the Northwestern portion of the property

   c) 25' Public Utility Drainage Easement in which narrows to a 20' Easement in the Eastern and Southern portion of property

   d) 20' Underground Electric Easement in the Southern portion of property