Return to and
Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

BILL GARRETT, Davidson County
Trans:T20130089092 DEEDWARRSP
Recvd: 10/16/13 11:09 5 pgs
Fees:28.00 Taxes:15540.00
20131016-0108017

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
ECG Melrose, LLC 4521 Trousdale Drive Nashville, Tennessee 37204	same	105 14 0 250.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melrose, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ECG Melrose, LLC**, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property known as 2410 Franklin Pike, Nashville, Davidson County, Tennessee 37204.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered

except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 the execution of this Special Warranty Deed by the undersigned this the 14th day of October, 2013.

Melrose, LLC

By: _____
Shabnam Aminmadani, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Shabnam Aminmadani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Melrose, LLC, the bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 14th day of October, 2013.

Saeed Sassan
Notary Public

SAEED SASSAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: May 12, 2014

{Legal/54215/10038/01198000.DOCX }

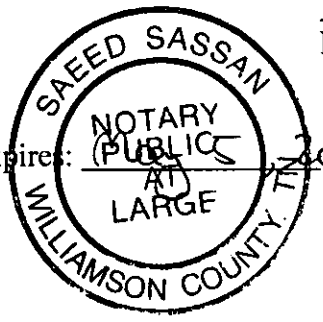
STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $4,200,000.00.

Affiant

Sworn to and subscribed before me this 14th day of October, 2013.

Saeed Sassan
Notary Public



My Commission Expires: (illegible) 2014

Exhibit A

LEGAL DESCRIPTION

BEING land in Nashville, Davidson County, in the City of Berry Hill, being Lot Nos. 1, 2, 3, 4, 5, 6, 48, 49 and 50 and the alley now closed lying between Lot Nos. 1, 2, 3, 48, 49 and 50 and a 7-1/2 foot strip lying east of the west half of the alley between Lot Nos. 4 and 47 and the westerly one-half of an alley lying between Lot Nos. 4, 5, 6, 45 and 46 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for said county, and more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. (Job No. 93-4-54(17), dated June 2, 1997, and revised June 13, 1997.

BEGINNING at an iron pin at the intersection of the easterly margin of Franklin Pike and the northerly margin of Inverness Avenue; thence, with the easterly margin of Franklin Pike North 15° 53' 31" West 279.07 feet to an iron pin; thence, with a curve to the right having an internal angle of 90° 27' 57", and a radius of 25.00 feet a distance of 39.47 feet to an iron pin in the southerly margin of Craighead Street; thence, with the southerly margin of Craighead Street North 74° 34' 26" East 317.82 feet to an iron pin; thence, South 78° 56' 56" East 13.43 feet to an iron pin in the westerly margin of Westwood Drive; thence, with the westerly margin of Westwood Drive South 15° 53' 55" East 146.20 feet to an iron pin; thence, 74° 06' 29" West 170.00 feet to an iron pin; thence, South 15° 53' 31" East 50.00 feet to an iron pin; thence, South 74° 06' 29" West 7.50 feet to an iron pin; thence, South 15° 53' 31" East 100 feet to an iron pin in the northerly margin of Inverness Avenue; thence, with the northerly margin of Inverness Avenue South 74° 06' 29" West 177.50 feet to the point of beginning, containing 81,365 square feet, 1.87 acres more or less.

BEING THE SAME PROPERTY CONVEYED TO MELROSE, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 10549, PAGE 819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Lease by and between Melrose, LLC and The Sherwin-Williams Company, as evidenced by Notice of Lease of record in Instrument No. 200910160095837, Register's Office for Davidson County, Tennessee.

4. Rights of tenants under unrecorded leases.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Kirk S. Ducklos, RLS No. 1936, Barge, Waggoner, Sumner & Cannon, Inc., File No. 35648-00, dated September 6, 2013, last revised _____, 2013:

    - Overhead power line crossing the southwesternmost corner of the Land