This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20130096996 DEEDWARRSP
Recvd: 11/14/13 10:08 4 pgs
Fees:23.00 Taxes:7124.35
20131114-0117622

File #25425-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Brick Church Park Drive, LLC 601 Pinnacle Place Livermore, CA 94550	Same	Map 060-00-0 Parcel 092-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM H. HAWKINS, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto BRICK CHURCH PARK DRIVE, LLC, a Tennessee limited liability company, hereinafter referred to as the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee. Charles W. Hawkins, III having since died on June 16, 2004. William H. Hawkins was appointed as Successor Trustee by Appointment of Successor Trustee of record in Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee.

THIS is improved commercial property known as 566 Brick Church Park Drive, Nashville, Tennessee 37207.

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 12th day of November, 2013.

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM H. HAWKINS, Trustee, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2013.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,925,500.00.

Affiant

Subscribed and sworn to before me this 12th day of November, 2013.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, being Lot 8 of the Resubdivision of Lots 8, 9, and 14, Brick Church Business Park, Phase Two, as of record in Book 8250, Page 419, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Brick Church Park Drive, 60 feet in width, at a corner common with Lot 7 of the 1st Revision of the Resubdivision of Lots 6A and 7, Brick Church Business Park, Phase Two, as of record in Book 8250, Page 728, Register's Office for Davidson County, Tennessee, also being the property of Rue Properties, LLC, as of record in Book 10440, Page 706, Register's Office for Davidson County, Tennessee;

Thence, with the southerly right-of-way line of Brick Church Park Drive, with a curve to the left, along an arc length of 39.65 feet, the central angle of which is 07 deg 19 min 39 sec, the radius of which is 310.00 feet, the chord of which is South 52 deg 57 min 25 sec East, 39.62 feet to an existing pk nail;

Thence, South 56 deg 37 min 14 sec East, 291.22 feet to an existing iron rod;

Thence, with a curve to the left, along an arc length of 30.97 feet, the central angle of which is 05 deg 43 min 25 sec, the radius of which is 310.00 feet, the chord of which is South 59 deg 28 min 57 sec East, 30.97 feet to an existing iron rod, at a corner common with Lot 18 of the Resubdivision of Lots 8, 9, and 14, Brick Church Business Park, Phase Two, also being the property of William H. Hawkins, Trustee, as of record in Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee;

Thence, leaving the southerly right-of-way line of Brick Church Park Drive, with the westerly property line of said Lot 18, South 27 deg 39 min 51 sec West, 325.81 feet to an existing iron rod in the northerly property line of said Lot 7;

Thence, with the northerly property line of said Lot 7, North 56 deg 37 min 14 sec West, 396.98 feet to an iron rod set;

Thence, with the easterly property line of said Lot 7, North 32 deg 31 min 29 sec East, 271.45 feet to an existing iron rod;

Thence, North 40 deg 42 min 25 sec East, 54.20 feet to the Point of Beginning, containing 123,512 square feet or 2.835 acres more or less.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) Matters shown on the Plan of record in Book 8250, Page 419, Register's Office for Davidson County, Tennessee.

(c) Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in book 8664, Page 92, and in Book 8664, Page 97, Register's Office for Davidson County, Tennessee.

(d) Restrictive Covenants for Brick Church Business Park Subdivision, of record in Book 8255, Page 536, Register's Office for Davidson County, Tennessee.

(e) Matters shown on the ALTA/ACSM Land Title Survey Lot 8, Resubdivision of Lots 8, 9 and 14, Brick Church Business Park, Phase Two, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated November 12, 2013, Job #11187UP CW.