BILL GARRETT, Davidson County
Trans:T20140014246 DEEDWARRSP
Recvd: 02/28/14 15:35 4 pgs
Fees:23.00 Taxes:7492.50
20140228-0017535

SPECIAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (CCW)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

GRANTOR: **PAPERMILL ASSOCIATES, a Tennessee general partnership**

GRANTEE: **LEAD Real Estate Holdings, Nonprofit LLC, a Tennessee nonprofit limited liability company**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel ID No.
LEAD Real Estate Holdings, Nonprofit LLC 1814 Hayes Street Nashville TN 37203 Attn: Viraj Parikh	same	134-00-0-264

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by **LEAD Real Estate Holdings, Nonprofit LLC, a Tennessee nonprofit limited liability company**, **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, PAPERMILL ASSOCIATES, a Tennessee general partnership,** hereby bargains, sells, transfers and conveys to **GRANTEE**, its successors and assigns, all of its right, title and interest in and to the following described parcel of real estate (including any improvements and billboard) located in Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto (the "Property").

The Property is improved property located at 531-539 Metroplex Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, its successors and assigns forever.

GRANTOR covenants that **GRANTOR** is lawfully seized and possessed of the Property in fee simple, the **GRANTOR** has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B" attached hereto, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B", **GRANTOR** does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the **GRANTEE**, its heirs, successors and assigns, against the lawful claims of all

persons claiming by, through or under **GRANTOR**, but not further or otherwise.

GRANTOR has caused this deed to be executed by its duly authorized partner, this the ___ day of February, 2014.

PAPERMILL ASSOCIATES, a
Tennessee general partnership

By: _____
Dan C. Wheeler
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Dan C. Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Managing General Partner of PAPERMILL ASSOCIATES, a Tennessee general partnership, the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of PAPERMILL ASSOCIATES as its Managing General Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of February, 2014.

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Traci Bruce
Notary Public
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $2,025,000.00.

_____, Affiant

Sworn to and subscribed before me this 28 day of February, 2014.

Traci Bruce
Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT "A"

Property Description

The land is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Section Six, Metroplex, of record in Book 6200, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAPERMILL ASSOCIATES, A GENERAL PARTNERSHIP, by deed from REALTY FUND 85-I, LTD., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 10587, Page 832, dated August 27, 1997, said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. Property taxes for the year 2014 and subsequent years.

2. Subject to all matters shown on a survey prepared by Volunteer Land Surveying Services, TN RLS No. 1728, and dated January 5, 2014.

3. Matters shown on the Plan of record in Book 6200, Page 63, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6315, Page 227, said Register's Office.

5. Lack of direct access to and from controlled access highway.

6. Rights of tenants in possession pursuant to recorded and unrecorded leases as follows:

(a) That certain Lease Agreement, dated November 2, 2012, by and between Owner and CEC Controls Company, Inc., as subsequently amended, for the lease of Suite 120 in Building A on the Property, with an expiration date of November 31, 2014.

(b) That certain Lease Agreement, dated January 20, 2011, by and between Owner and Nashville Community Fellowship Church of the Nazarene, Inc., as subsequently amended and modified, for the lease of Suite A-101 on the Property.

(c) That certain Office Lease, dated October 22, 2004, by and between Owner and Dancequest, LLC, as subsequently amended, for Building "C" on the Property.

(d) That certain Standard Office Lease Agreement, dated March 6, 2013, by and between Owner and Emily Jill Wilmeth Agency, Inc., for the lease of Suite 115 of Building A on the Property.