RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Renix Madison, LLC 114 Penn Warren Drive Brentwood, TN 37027	New Owner	Map and Parcel 06004011400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

SPECIAL WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Downside Risk Professional Properties, GP (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Renix Madison, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, RESUBDIVISION OF LOTS 5 & 6 OF THE FIRST REVISION OF COATS INDUSTRIAL PARK, as shown on plat of record as Instrument No. 20050826-0102691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from William M. Coats to Downside Risk Professional Properties, GP as recorded on the 10th day of August, 2005 as Instrument No. 20050810-0094612 and part of Warranty Deed from SlingShot Networks, LLC, now known as Qwest Digital Media, LLC, a Delaware Limited Liability Company to William M. Coats, unmarried as recorded on the 11th day of July, 2001 as Instrument No. 20010711-0073877, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. County Taxes for the year of 2014 Davidson County and thereafter.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Re-subdivision of Lots 5 & 6 of the first revision of Coats Industrial Park, as recorded in Instrument Numbers 20050826-0102691 and 20030107-0002916, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Number 20021105-0135804, said Register's Office.
4. Terms and conditions of Memorandum of Tower Attached Lease Agreement recorded in Book 11605, page 469, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6161, page 351, said Register's Office.
6. Stormwater Detention Agreement recorded at Instrument Number 20021125-0145932, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140015305 DEEDWARRSP
Recvd: 03/06/14 09:10 5 pgs
Fees:28.00 Taxes:1665.00
20140306-0018746

This is improved real property located on 0 West Maple Lane, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2014.

Notary Public

Commission Expires:

MELODY M. JEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

TO HAVE AND TO HOLD the said tract or parcel of land with the, appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land and has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its representatives and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness my hand this 28th day of February, 2014.

DOWNSIDE RISK PROFESSIONAL PROPERTIES, GP

By:
Michael E. Young, partner

By:
David Liles, partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of Downside Risk Professional Properties, GP, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as _____.

WITNESS my hand and official seal at _____, _____ this _____ day of February, 2014.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Liler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Downside Risk Professional Properties, GP, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Partner.

WITNESS my hand and official seal at Nashville, Tenn this 28th day of February, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

_____
Notary Public

My Commission Expires:_____

This is improved real property located on 0 West Maple Lane, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this ____ day of February, 2014.

Notary Public

Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the, appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land and has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its representatives and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness my hand this 28th day of February, 2014.

DOWNSIDE RISK PROFESSIONAL PROPERTIES, GP

By: _____
Michael E. Young, partner

By: _____
David Liles, partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of Downside Risk Professional Properties, GP, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as _____.

WITNESS my hand and official seal at _____, _____ this _____ day of February, 2014.

_____
Notary Public

My Commission Expires:_____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared MICHAEL E. YOUNG with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the PARTNER of Downside Risk Professional Properties, GP, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as _____.

27 WITNESS my hand and official seal at SCOTTSDALE, AZ. this 27 day of February, 2014.

Notary Public

My Commission Expires: MAY 27, 2014

John C Lusk
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
May 27, 2014