BILL GARRETT, Davidson County
Trans:T20140021931 DEEDWARRSP
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Fees:28.00 Taxes:10545.00

20140402-0027066

This Instrument prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: HERMITAGE GARDEN INVESTMENTS, LLC, a Tennessee limited liability company, Grantor

TO: AERIAL AND ABOVE, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Aerial and Above, LLC 1100 Douglas Avenue Nashville, Tennessee 37206-2300	Same as Owner	07509026000 07509014200

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is TWO MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($2,850,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of April, 2014.

JENNIFER R. FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: 7-3-17

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 considerations, the receipt and sufficiency of which are hereby acknowledged, HERMITAGE GARDEN INVESTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and

sold, and by these presents does transfer and convey unto AERIAL AND ABOVE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 4701 Old Hickory Boulevard, Hermitage, Davidson County, Tennessee.

This conveyance is expressly made subject to all matters or record including matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this the 1st day of April, 2014.

GRANTOR:

HERMITAGE GARDEN INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
James Talley, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JAMES TALLEY, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of HERMITAGE GARDEN INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of HERMITAGE GARDEN INVESTMENTS, LLC by himself as such Chief Manager.

Witness my hand and official seal at office, this the 1st day of April, 2014.

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

_____
Notary Public
My Commission Expires: MAY 8, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Beginning in the west right of way of Old Hickory Boulevard at a railroad spike located 125 feet, more or less, from the centerline of Plantation Drive; thence, leaving said right of way S 73 deg. 42 min. 15 sec. W, 152.64 feet to an iron pin in the west line of the resubdivision of Lot 1151, Hermitage Hills, Section Nine, recorded in Plat Book 4470, Page 13, Register's Office for Davidson County, Tennessee; thence along said west line N 16 deg. 04 min. 41 sec. W, 55.57 feet to an iron pin;

thence S 74 deg. 56 min. 12 sec. W, 234.65 feet to a point in the north line of Lot 1153 on the Plan of Hermitage Hills, Section Nine, recorded in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee:

thence N 1 deg. 59 min. 07 sec. E, 464.51 feet to the south line of Stateland Baptist Church as shown on Plat Book 8250, Page 413, Register's Office for Davidson County, Tennessee;

thence S 87 deg. 18 min. 50 sec. E, 259.94 feet to the west right of way of Old Hickory Boulevard;

thence along said right of way S 16 deg. 02 min. 00 sec. E, 417.98 feet to the point of beginning and containing 3.2 acres, more or less.

The above description is derived from a survey done by John Kohl and Company, P.C., dated March 30, 2004 and revised on April 19, 2004, signed by Patrick S. Coode, Registered Land Surveyor, No. 855.

Being the same property conveyed to Hermitage Garden Investments, LLC by Warranty Deed of record in Instrument No. 200404290048697, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the property that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.

3. Any mineral or mineral rights leased, granted or retained by current or prior owners.

4. All matters shown on the Plat of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

5. Right of Way & Easement of record in Book 7881, Page 684, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument Number 200310220156061, Register's Office for Davidson County, Tennessee.

7. Terms and provisions of that certain Lease by and between Ralph Rosinbum d/b/a Hermitage Garden Apartments and Web Service Company, Inc., as evidenced by Memorandum of Lease of record in Book 9611, Page 754, Register's Office for Davidson County, Tennessee.

8. Terms and provisions of that certain Lease by and between Hermitage Garden, LLC and Web Service Company, Inc. as evidenced by Memorandum of Lease of record in Instrument Number 200304230053862, Register's Office for Davidson County, Tennessee.

9. That portion of the land embraced within the bounds of any public road or thoroughfare.

10. Rights of tenants under unrecorded leases.