Return to:

This Instrument Was Prepared By:
L. Don Campbell, Jr.
Butler Snow LLP
6075 Poplar Avenue, Suite 500
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans:T20140022057 DEEDWARRSP
Recvd: 04/02/14 10:51 5 pgs
Fees:28.00 Taxes:9372.45
20140402-0027234

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Spirit Master Funding VI, LLC c/o Spirit SPE Manager, LLC 16767 North Perimeter Drive, Suite 210 Scottsdale, AZ 85260-1042	Same	Map/Parcel: 161-167.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ABA #9, LLC, a Delaware limited liability company, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SPIRIT MASTER FUNDING VI, LLC, a Delaware limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 424 Hickory View Drive, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise and except for those matters set forth on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument may be executed in multiple counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

[THIS PAGE INTENTIONALLY ENDS HERE. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2014.

ABA #9, LLC,
a Delaware limited liability company
By: R-GIN Nashville I, LLC,
a Delaware limited liability company

By:_____
Nicholas S. Coslov, Authorized Signatory

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, Alexander G. Yeres, a Notary Public in and for said County and State, the within named Nicholas S. Coslov, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Signatory of R-GIN Nashville I, LLC, a Delaware limited liability company, the member of ABA #9, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory of R-GIN Nashville I, LLC, the member of ABA #9, LLC.

WITNESS my hand and official seal at office, this 21st day of March, 2014.

_____
Notary Public
My commission expires: 1/9/16

ALEXANDER G. YERES
NOTARY PUBLIC-STATE OF NEW YORK
No. 02YE6253394
Qualified in New York County
My Commission Expires January 09, 2016

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $2,533,094.00.

_____
Affiant

Subscribed and sworn to before me this _____ day of March, 2014.

_____
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of March, 2014.

ABA #9, LLC,
a Delaware limited liability company
By: R-GIN Nashville I, LLC,
a Delaware limited liability company

By:_____
Nicholas S. Coslov, Authorized Signatory

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Nicholas S. Coslov, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Signatory of R-GIN Nashville I, LLC, a Delaware limited liability company, the member of ABA #9, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory of R-GIN Nashville I, LLC, the member of ABA #9, LLC.

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

_____
Notary Public
My commission expires:_____

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is $2,533,094.00.

_____
Affiant Gregg Seibert, EVP

Subscribed and sworn to before me this 27th day of March, 2014.

Susan Goldberg
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-15-14

_____
Notary Public
My Commission Expires: July 15, 2014

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1 of the Resbudivision of Lots 15 and 16 on the Plan of Hickory Plaza, Section Two of record in Instrument No. 200007130069325, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ABA #9, LLC, a Delaware limited liability company, from Eric L. Stengel by deed of record in Instrument No. 200007240072949, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. 10' and 20' public utility easements shown on the plat of record in Instrument No. 200007130069325, in the Register's Office for Davidson County, Tennessee.

3. Clearance Permit to Southern Bell Telephone & Telegraph Co., of record in Book 1065, page 259, in the Register's Office for Davidson County, Tennessee.

4. Easements contained in deed of record in Book 4827, page 892, as amended in Book 5308, page 27, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5505, page 831, and Book 5505, page 834, in the Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease by and between ABA #9, LLC, a Delaware limited liability company and R-Gin Operations LLC, a Delaware limited liability company of record in Instrument No. 200610040122865, in the Register's Office for Davidson County, Tennessee.