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 10:52 5 pgs
Fees:28.00 Taxes:9372.45
20140402-0027235

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: 034-090-183.00

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 #7, 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 1541 Gallatin Pike North, Madison, 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 #7, 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 #7, 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 #7, LLC.

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

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

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

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 #7, 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 #7, 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 #7, 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, Rivergate Station, Section Two, Phase Five, Resubdivision of Lot 4A, as shown on plat of record in Plat Book 11190, page 74, amended in Book 11564, page 88, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, being more particularly described as follows:

Beginning at an iron rod situated in the easterly margin of Gallatin Pike, said point being 1121 feet more or less north of Edenwold Road, said point also being the southwest corner of the property herein described which is lot one of the Resubdivision of Lot 4A Rivergate Station Section Two Phase Five of record in Plat Book 11190, Page 74 in the Register's Office for Davidson County, Tennessee.

Thence, with said road and along a curve to the left having a central angle of 00 deg 02 min 24 sec, a radius of 171835.65 feet a length of 120.00 feet a chord which bears N 20 deg 48 min 25 sec E for a distance of 120.00 feet to an iron rod;

Thence, leaving said road, S 69 deg 23 min 57 sec E, a distance of 424.71 feet to an iron rod;

Thence, S 24 deg 45 min 45 sec E, a distance of 170.79 feet to an iron rod;

Thence, N 69 deg 23 min 57 sec W, a distance of 546.67 feet to the point of beginning and containing 58283.197 square feet or 1.338 acres of land more or less.

Being a portion of the same property conveyed to STJ, L.P. of record in Book 10625, Page 573 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ABA #7, LLC, a Delaware limited liability company by deed from STJ, L.P., a Delaware limited partnership of record in Book 11609, page 325, 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. 20' public utility easement, 24' access point, 20' sanitary sewer easement and 30' public utility and drainage easement shown on the plat of record in Book 11190, Page 74, as amended in Book 11564, page 88, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, page 965, in the Register's Office for Davidson County, Tennessee.

4. Easement and Deed of Dedication of record in Book 8316, page 451, in the Register's Office for Davidson County, Tennessee.

5. Dedication of Use Restrictions of record in Book 8431, page 12, as amended in Book 11609, page 322, in the Register's Office for Davidson County, Tennessee.

6. Ingress/Egress Easement Agreement of record in Book 11609, page 330, in the Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease by and between ABA #7, LLC and R-Gin Operations, LLC, a Delaware limited liability company of record in Instrument No. 200610040122864, in the Register's Office for Davidson County, Tennessee.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by R. Scott Barrett under supervision of The Matthews Company, Inc. on March 17, 2014, designated Job Number 14-02-06-26001: Encroachment consisting of a fence along a portion of North boundary of Land.