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BILL GARRETT, Davidson County
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Recvd: 04/24/14 10:14 4 pgs
Fees:23.00 Taxes:5180.00
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This instrument was prepared by:
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Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
GinCon, LLC 650 Southgate Avenue Nashville, Tennessee 37203	[SAME]	Map 118-16, Parcel 056.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GAMI, L.L.C., an Arizona limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto GINCON, LLC, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 2961 Armory Drive, Nashville, Davidson County, Tennessee.

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

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23 day of April, 2014.

GAMI, L.L.C., an Arizona limited liability company

By: _____
Name: Steven C. Daniels
Its: Sole Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven C. Daniels, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Manager of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

_____
Notary Signature

Deirdriu Coffman
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 5-5-15

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,400,000.00

_____
Affiant

Subscribed and sworn to before me this the 23rd day of April, 2014.

_____
Notary Public

My Commission Expires: 5-5-15

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 170, 171, and 172, on the Plan of Sidco, Section Three, as shown on plat of record in Plat Book 2663, page 41, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the westerly margin of Armory Drive at the common corner of Lots Nos. 169 and 170; thence with the westerly margin of Armory Drive, southwardly with a radius of 50 feet in a southwesterly direction 78.58 feet to a concrete monument in the northerly a margin of Norris Avenue; thence westwardly with the margin of said Avenue, westwardly 128.54 feet to a concrete monument; thence northwardly with the common rear lines of Lots Nos. 94, 95, 96, 170, 171 and 172, 402 feet to a point, the same being the northwesterly comer of Lot No. 170; thence eastwardly with the common line between Lots Nos. 169 and 170, 178.30 feet to the point of beginning.

Being the same property conveyed to GAMI, L.L.C., an Arizona limited liability company by deed of record in Instrument No. 200510200126470, Register's Office for Davidson County, TN.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 41, Register's Office for Davidson County, Tennessee; as amended by Amendment to Recorded Plan of record in Book 4168, Page 534, Register's Office for Davidson County, Tennessee.

3. Reservation of easement in favor of USA by deed from USA to DeWitt Carter, Trustee, as of record in Book 2152, Page 347 and shown in deed of record in Book 3900, Page 817, Register's Office for Davidson County, Tennessee.

4. Conveyance of a water main easement to City of Nashville by DeWitt Carter, Trustee, as of record in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

5. Right of way easement to the City of Nashville as of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

6. Covenants, conditions and restrictions as set forth in Suburban Industrial Development Company, Restrictive Covenants Sidco Subdivision, Section Three, of record in Book 2708, Page 87, and as amended by instruments of record in Book 2741, Page 553, Book 3029, Page 174, Book 3221, Page 12, Book 3789, Page 843, and Book 4233, Page 714, Register's Office for Davidson County, Tennessee.

7. The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in that certain deed from the United States of America, to DeWitt Carter, Trustee of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee, to which reference is here made for accurate description thereof.

8. All easements, exceptions and reservations as set forth in Book 2707, Page 619, Register's Office for Davidson County, Tennessee.