This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140051025 DEEDWARRSP
Recvd: 07/16/14 12:25 6 pgs
Fees:33.00 Taxes:25530.00
20140716-0062868

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
530 Myatt Drive, LLC 9960 W. Cheyenne Ave #212 Las Vegas, NV 89129 Attn: Chad Ward	Same
Parcel ID # 034 00 0 046.00	

FOR AND IN CONSIDERATION of the sum of Six Million Nine Hundred Thousand and No/100 ($6,900,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Myatt Holdings, LLC**, an Illinois limited liability company, by **Cassidy Turley Commercial Real Estate Services as Receiver** (hereinafter referred to as "Receiver" and collectively with Myatt Holdings, the "Grantor"), has bargained and sold and does hereby transfer and convey unto **530 Myatt Drive, LLC**, a Nevada limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See **Exhibit A** for Legal Description

This is improved property known as 530 Myatt Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on **Exhibit B**), but no further or otherwise.

[*Signature page to follow.*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of July, 2014.

MYATT HOLDINGS, LLC BY CASSIDY TURLEY COMMERCIAL REAL ESTATE SERVICES AS RECEIVER

By: Carolyn Riddle
Title: Receiver for Myatt Holdings, LLC
Date: 7-15-14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Carolyn Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Receiver of CASSIDY TURLEY COMMERCIAL REAL ESTATE SERVICES, a Missouri corporation (the "Receiver"), which is the Receiver for MYATT HOLDINGS, LLC, an Illinois limited liability company (the "Grantor"), and is authorized by the Receiver to execute this instrument on behalf of the Receiver, the Receiver being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 15th day of July, 2014.

Melissa Lambert
Notary Public

My Commission Expires:
Sept 11 2017

MELISSA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF ~~OHIO~~ Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $6,900,000.00.

Mandy Homan

AFFIANT

Subscribed and sworn to before me this 15 day of July, 2014.

Notary Public

My Commission Expires: 8/23/16

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being a parcel of land in Nashville, Davidson County, Second Civil District, located on the westerly side of Myatt Drive, south of Dry Creek and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way of the CSX Transportation Railroad and the centerline of a railroad spur track leading to the Peterbilt Plant, said point being northeasterly 536.8 feet from Railroad Mile Post 176, said point also being 50 feet southeasterly of the centerline of the north bound main track at Railroad Valuation Station 1903+78.2:

THENCE, with said right-of-way line, the following calls:

With the chord of a spiral curve to the left N47°25'43", 43.22 feet to a point;

With a circular curve to the left 777.45 feet to a point, said curve having a central angle of 23°15'00", a radius of 1,916.03 feet, a tangent of 394.18 feet and a chord of N34°45'18"E, 772.18 feet;

With the chord of a spiral curve to the left, N21°25'29"E, 158.43 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of Tract No. 3 of the property conveyed to E.I. Dupont de Nemours Company by deed of record in Book 6237, Page 171, R.O.D.C., S55°10'00"E, 1,758.9 feet to a point;

THENCE, continuing with said line N76°55'00"E, 176.40 feet to a point in the westerly right-of-way line of Myatt Drive; (having a right-of-way of 120 feet)

THENCE, with said right-of-way line with a curve to the left 280.00 feet to a point, said curve having a central angle of 02°45'50", a radius of 5,804.58 feet, a tangent of 140.03 feet and a chord of S14°23'28"E, 279.97 feet to a point;

THENCE, leaving said right-of-way line with the northerly line of Ozburn-Hessey Storage Company, Inc. of record in Book 11210, page 265, R.O.D.C. S76°55'00"W, 781.93 feet to a point;

THENCE, continuing with said line, S83°45'00"W, 420.50 feet to a point in the centerline of a railroad spur track to the Peterbilt Plant;

THENCE, with said centerline, the following calls:

With a curve to the left 60.46 feet to a point, said curve having a central angle of 07°14'30", a radius of 478.34 feet, a tangent of 30.27 feet and a chord of N42°44'45"W, 60.42 feet;

N46°22'00"W, 716.09 feet to a point;

With a curve to the left 511.91 feet to the point of beginning, said curve having a central angle of 61°25'45", a radius of 478.34 feet, a tangent of 284.20 feet and a chord of N77°04'53"W, 488.63.

Being the same property conveyed to MYATT HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, by deed from EAST WELLS CORPORATION, A DELAWARE NON-PROFIT CORPORATION, of record as Instrument No. 20011211-0136275, dated December 4, 2001, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 034-00-0-046.00.

Davidson County taxes for 2013, Map-Par. 034-00-0-046.00, $177,767.05, Paid.

Davidson County taxes for 2013, Map-Par. 034-00-0-046.00, $32,535.18, Unpaid, plus penalty, interest and (cost, if any).

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from East Wells Corporation, a Delaware corporation to Nashville Warehouse Associates, a New York limited partnership, of record in Book 9059, page 457 and assigned in Book 9758, page 129 , said Register's Office.

3. Easement to Davidson County, Tennessee of record in Book 3428, page 366 and amended in Book 4391, page 969, said Register's Office.

4. Easement for spur tracks of record in Book 5385, page 70, said Register's Office.

5. Easements of record in Book 4804, page 398, said Register's Office.

6. Easement Agreement of record in Book 9575, page 229, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8625, page 219, said Register's Office.

8. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

10. No insurance is afforded as to the acreage or square footage contained in the insured property.