BILL GARRETT, Davidson County
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Fees:23.00 Taxes:2960.00
20140731-0068394

SPECIAL WARRANTY DEED

TO: Shacklett & Waller Partnership

FROM: B.P.W. Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Shacklett & Waller Partnership 2405 Kline Avenue Nashville, TN 37211	Same	Map 31-11 Parcel 32

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $800,000.00

Affiant

Sworn to and subscribed before me, this 31st day of July, 2014.

Notary Public

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires AUG. 23, 2016

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B.P.W. Properties, LLC, a Virginia limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Shacklett & Waller Partnership, a Tennessee general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at and known as 1209 Northgate Business Parkway, Madison, Davidson County, TN 37115.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 31st day of July, 2014.

SELLER: **B.P.W. Properties, LLC,**
a Virginia limited liability company

By: _____
James M. Patterson, Authorized Member

STATE OF Alabama)
)
COUNTY OF Shelby)

Before me, Tyson D. Littlejohn, a Notary Public in and for the County and State aforesaid, personally appeared James M. Patterson of B.P.W. Properties, LLC 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 Member of the company, the within named bargainor, and that he as such Authorized Member of the limited liability company, 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 Member.

Witness my hand and seal at office in Birmingham, Alabama, this 29th day of July, 2014.

_____
Notary Public

TYSON D. LITTLEJOHN
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My Commission Expires: 1/20/2016

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Final Plat of Northgate Business Park, of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a the same property conveyed to B.P.W. Properties, LLC, a Virginia limited liability company by deed of record in Book 10551, page 356, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2014, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 6900, page 889, said Register's Office.

3. Declaration of Protective Covenants for Northgate Business Park contained in instrument of record in Book 7687, page 513, said Register's Office.

4. Assessments set out in Declaration of Protective Covenants for Northgate Business Park contained in instrument of record in Book 7687, page 513, said Register's Office.

5. Easements set out in Declaration of Protective Covenants for Northgate Business Park contained in instrument of record in Book 7687, page 513, said Register's Office.

6. Sanitary Sewer Easement of record in Book 4398, page 164, said Register's Office.