BILL GARRETT, Davidson County
Trans:T20140060165 DEEDWARRSP
Recvd: 08/15/14 10:43 6 pgs
Fees:33.00 Taxes:33670.00
20140815-0073942

RETURN TO
PIONEER TITLE AGENCY, INC.
513 GEORGIA AVENUE
CHATTANOOGA, TN. 37403
PIA 172709

This instrument prepared by:
Samir Patel, Esq.
Kumar Prahbu Patel & Banerjee, LLC
1117 Perimeter Center West Suite W311
Atlanta, Georgia 30338
KPPB: 2567.052

After recording return to:
Republic Commercial Title Company
6111 Peachtree Dunwoody Road, Building D
Atlanta, Georgia 30328
Attn: Rayan Hart-Culberson
RCTC 140185

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DBIK&J NASHVILLE, LLC	DBIK&J NASHVILLE, LLC	10801005800
c/o DBIK&J, LLC 6168 S. Alton Way Greenwood Village, CO 80111	c/o DBIK&J, LLC 6168 S. Alton Way Greenwood Village, CO 80111	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **VISION NASHVILLE, LLC,** a Tennessee limited liability company (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto **DBIK&J NASHVILLE, LLC**, a Tennessee limited liability company (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson, Tennessee, as follows:

Lot No. Two (2) on the Final Plat of Metro Airport Center, Section Five (5), Phase Six (6), of record in Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee.

The source of grantor's interest is found of record in Book 11265, Page 163, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever, and Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to

convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds herself, her successors, heirs and representatives, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor except for those matters set forth in Exhibit "B" attached hereto and by this reference incorporated herein.

[SIGNATURES ON FOLLOWING PAGE]

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the 12th day of August, 2014.

GRANTOR:

VISION NASHVILLE, LLC
a Tennessee limited liability company

By: _____
Name: Mitul I. Patel
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 8th day of August, 2014, before me personally appeared Mitul I. Patel, the Managing Member of VISION NASHVILLE, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of herself, acknowledged that she executed the same as her free act and deed.

Witness my hand and Notarial Seal.

[Notorial Seal]
AMY FLETCHER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
4-22-17

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[SPECIAL WARRANTY DEED SIGNATURE PAGE CONTINUED]

STATE OF COLORADO

COUNTY OF ARAPAHOE

The actual consideration or value, whichever is greater, for this transfer is $9,100,000.00.

Affiant:

DBIK&J NASHVILLE, LLC
a Tennessee limited liability company

By: _____
Name: Dong Gi Kim
Its: Manager

On this the 11th day of August, 2014, before me personally appeared Dong Gi Kim, the Manager of DBIK&J NASHVILLE, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of herself, acknowledged that she executed the same as her free act and deed.

Witness my hand and Notarial Seal.

DAWN M JONES
Notary Public
State of Colorado
Commission # 19954003419
My Commission Expires Mar 4, 2015

_____
[Notorial Seal]

EXHIBIT "A"

LEGAL DESCRIPTION

Lot No. Two (2) on the Final Plat of Metro Airport Center, Section Five (5), Phase Six (6), of record in Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee.

The source of grantor's interest is found of record in Book 11265, Page 163, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

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

2. Declaration of Covenants, Conditions and Restrictions for the Metropolitan Airport Center, dated January 14, 1985, recorded in Book 6477, Page 870, as amended by that certain Declaration of Restrictions dated September 4, 1986, recorded in Book 6973, Page 359, in the Register's Office of Davidson County, Tennessee.

3. By-laws of The Metropolitan Airport Center Property Owner's Association, recorded in Book 6477, Page 890, in the Register's Office of Davidson County, Tennessee.

4. Easements, conditions, requirements and other matters as shown, described or noted on Final Plat of Metropolitan Airport Center, Section 5, Phase 6, of record in Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee.

5. Restrictive Covenants of record in Book 4339, Page 881, in the Register's Office of Davidson County, Tennessee, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65 (building height restriction).

6. Matters shown survey of Ragan-Smith Associates, dated December 15, 1998, Job No. 98-064.

7. 14. 20' utility easement as shown on plat of record in Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee.

8. 36' common access easement as shown on plat of record in Book 9700, Page 806, in the Register's Office of Davidson County, Tennessee.