BILL GARRETT, Davidson County
Trans:T20140064578 DEEDWARRSP
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Fees:23.00 Taxes:2405.00
20140829-0079385

SPECIAL WARRANTY DEED

TO: Ebon Falcon, LLC

FROM: Firestone Parkway Partners, L.P.

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
Ebon Falcon, LLC 515 Great Circle Road Nashville, TN 37228	Same	Map 106-11 Parcel 14.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $650,000.00

Affiant

Sworn to and subscribed before me, this 29th day of August, 2014.

Notary Public

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

My Commission Expires: 3-6-18

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, **Firestone Parkway Partners, L.P.** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Ebon Falcon, LLC** (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 341 Hill Avenue, Nashville, Davidson County, Tennessee 37210.

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 29th day of August, 2014.

SELLER: **Firestone Parkway Partners, L.P., a Tennessee limited partnership**

By: _____

Title: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared _____ of Firestone Parkway Partners, L.P., a Tennessee limited partnership, 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 _____ of the limited partnership, the within named bargainor, and that he as such _____ of the limited partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as _____

Witness my hand and seal at office in Nashville, Tennessee, this _____ day of August, 2014.

_____
Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

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 No. 10 on the Resubdivision of Reserve Parcel "C" and Lot 12 on the Plan of Interstate Park South, of record in Plat Book 4460, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to FIRESTONE PARKWAY PARTNERS, L.P., by deed from LAWRENCE C. TANT, SR., of record as Instrument No. 20080215-0015282, dated February 12, 2008, 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 4460, page 140, said Register's Office.