BILL GARRETT, Davidson County
Trans:T20140077819 DEEDWARRSP
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Fees:13.00 Taxes:9528.49
20141015-0095352

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Horsepower, J.V.		
212 Belclaire Place	Same as New Owner	07113000200
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SEV MetroCenter IV, a Tennessee limited liability company**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Horsepower, J.V., a Tennessee general partnership** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County Tennessee, being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the southeast corner of the intersection of Great Circle Road and Vantage Way, being Lot 4G as shown on Metrocenter, Tract 4M & 4G of record in Plat Book 6200, Page 751, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Great Circle Road at the termination of Vantage Way;

THENCE, leaving said right-of-way N 54° 47' 33" E, 117.00 feet to a point and the beginning of a curve to the right;

THENCE, with said curve along southerly line of property conveyed to Charles Duncan, et.ux. of record in Inst. No. 20030918138206, R.O.D.C., 165.17 feet to a point, said curve having a central angle of 17° 57' 27", a radius of 527.00 feet, a tangent of 83.27 feet, and a chord of N 63° 46' 17" E, 164.50 feet;

THENCE, with said line N 72° 45' 00" E, 102.75 feet to a point in the westerly line of property conveyed to Cumberland Bend Investors, L.P. of record in Book 8800, Page 144, R.O.D.C.;

THENCE, with said westerly line S 20° 00' 00" E, 31.22 feet to a PK nail at the beginning of a curve to the right;

THENCE, continuing with said line, along said curve 194.38 feet to a point, said curve having a central angle of 55° 41' 12", a radius of 200.00 feet, a tangent of 105.64 feet, and a chord of S 67° 39' 36" E, 186.82 feet;

THENCE, along a westerly line of property conveyed to Lineberry Properties, Inc. of record in Inst. No, 2001072679269, R.O.D.C, S 39° 49' 00" E, 203.72 feet to a point at the beginning of a curve to the left;

THENCE, with said curve 93.91 feet to a point, said curve having a central angle o 43° 02' 37", a radius of 125.00 feet, a tangent of 49.29 feet, and a chord of S 61° 20' 25" E, 91.72 feet;

THENCE, with said line S 27° 15' 00" E, 250.76 feet to a point in the northerly right-of-way of Great Circle Road;

THENCE, along said right-of-way the following calls:
S 74° 20' 51" W, 107.50 feet to a concrete monument;
S 67° 28' 32" W, 223.80 feet to a concrete monument at the beginning of a curve to the right;

THENCE, with said right-of-way, along said curve 296.88 feet to a concrete monument, said curve having a central angle of 77° 19' 01", a radius of 220.00 feet, a tangent of 175.99 feet, and a chord of N 73° 51' 58" W, 274.86 feet;

THENCE, with said right-of-way N 35° 12' 27" W, 479.13 feet to the point of beginning.

Containing 321,808 square feet or 7.39 acres, more or less.

Being a portion of the same property conveyed to SEV MetroCenter IV, a Tennessee Limited liability company by Deed from American Realty Trust, a Georgia corporation of record at Instrument No. 200712210146729, Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 21, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters appearing on the plan of record in Plat Book 6200, page 751, Register's Office for Davidson County, Tennessee; (2) Restrictive Covenant in favor of Taco Bell Corp., of record in Book 9420, page 176, said Register's Office; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, page 952 and as amended in Book 10602, Page 499, and as affected by Waiver in Instrument No. 20060531-0063833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Terms, conditions, easements, rights and liens in favor of Mat-Nel Company, as set forth in the Master Deed of record in Book 5028, page 333, as amended in Book 5035, page 972, said Register's Office. The restrictions of record in Book 4829, Page 722, referred to in Instrument of record in Book 5028, Page 333, said Register's Office, have expired; (5) Restrictive Covenants of record in Book 4784, page 659, as amended by Amendment to Protective Covenants and Waiver of Repurchase Right for Metrocenter Tracts, of record in Book 11503, page 607, said Register's Office; (X)*All applicable governmental and zoning regulations. *(6)

This is (X)UNIMPROVED property known as 100 Cumberland Bend, Nashville, TN 37228.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 9th day of October, 2014

SEV MetroCenter IV, LLC
By: Southeast Venture, LLC, Manager

By: _____
Cameron W. Sorenson, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Cameron W. Sorenson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged himself to be the Vice President of Southeast Venture, LLC, Manager of **SEV MetroCenter IV, LLC**, the within named bargainor and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Southeast Venture, LLC, Manager of SEV MetroCenter IV, LLC, by himself as Vice President.

Witness my hand, at office, this 9th day of October, 2014.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,575,267.00.

_____
Affiant

Subscribed and sworn to before me this 9th day of October, 2014.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 3/25/18