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| **THIS INSTRUMENT PREPARED BY:**<br>**W. Lee Corbett, P.C.**<br>Bot 44 **CORBETT CROCKETT**<br>Suite 1050 American Center<br>3100 West End Avenue<br>Nashville, Tennessee 37203<br>(615) 383-0500 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 22nd day of October, 2014.<br><br>Notary Public<br><br>My Commission Expires: |

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

**Address New Owners As Follows:** **Send Tax Bills To:** **Map-Parcel Numbers:**

Melpark Partners LLC
Attn: George N. Spiva. Managing Member
4121 Hillsboro Road, Suite 302
Nashville, Tennessee 37215

SAME

Map: 105-14
Parcel: 305.00

BILL GARRETT, Davidson County
Trans:T20140080099 DEEDWARRSP
Recvd: 10/23/14 15:21 3 pgs
Fees:18.00 Taxes:7770.00
20141023-0098016

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Two Million One Hundred Thousand Dollars and no/100 Dollars ($2,100,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herman L. Wallace** and **R. Michael Parker**, as tenants in common, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey to **Melpark Partners LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the City of Berry Hill, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Bradford Avenue, the same being the northeast corner of that certain tract of real estate conveyed to Ford Leasing Development Company, by Deed of record in Book 4065, page 206, Register's Office for said county, and proceeding thence with the southerly margin of Bradford Avenue North 71° 4' East 220 feet, to a point, thence South 18° 30' East

183.75 feet to a point, thence South 71° 4' West 4.33 feet more or less to a point, thence South 18° 30' East 183.75 feet to a point in the northerly margin of Melpark Drive, thence with the northerly margin of Melpark Drive South 71° 4' West 215.67 feet to the southeast corner of the Ford Leasing Development Company tract aforesaid, thence with the easterly margin of said tract North 18° 30' West 367.50 feet to the point of beginning.

Being the same property conveyed to the Grantors by deed from Melpark Properties Management, L.P., a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20141008-0093486, Register's Office for Davidson County, Tennessee.

**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, its successors and assigns, forever. The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered.

And the Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, 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.

This conveyance is made subject to the following exceptions:

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

2. Temporary Nail Easement Agreement granted to 23Hundred Owner, LLC, a Delaware limited liability company of record as Instrument No. 201212310120563, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 708 Melpark Drive and 707 Bradford Avenue, Nashville, Davidson County, Tennessee 37204.

**IN WITNESS WHEREOF,** the Grantors have executed this deed as of the 22 day of October, 2014.

Herman L. Wallace

R. Michael Parker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, an official Notary Public of the said county and state, HERMAN L. WALLACE, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of October, 2014.

Ashley Ladd
Notary Public

ASHLEY LADD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/17

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, an official Notary Public of the said county and state, R. MICHAEL PARKER, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of October, 2014.

Ashley Ladd
Notary Public

ASHLEY LADD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/17