SPECIAL WARRANTY DEED

FROM: Best One Nashville Realty Partnership

TO: K&C Properties of TN, LLC

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

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
K&C Properties of TN, LLC 511 Hampton Height Lane Franklin, TN 37064-5334	Same	106-6-58

BILL GARRETT, Davidson County
Trans:T20140082158 DEEDWARRSP
Recvd: 10/31/14 10:57 4 pgs
Fees:23.00 Taxes:1998.00
20141031-0100509

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $540,000.00.

Brandy Gomez
Affiant

Sworn to and subscribed before me, this 30 day of October, 2014.

Notary Public

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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, **Best One Nashville Realty Partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **K&C Properties of TN, 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 all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 601-603 Hill Avenue, Nashville, Davidson County, Tennessee.

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 23 day of October, 2014.

SELLER: Best One Nashville Realty Partnership

By: Paul Sventzel, GP of Sventzel Limited Partnership

Title: Partner

STATE OF Ohio)
)
COUNTY OF Franklin)

Before me, Jonathan E. Hellstedt, a Notary Public in and for the County and State aforesaid, personally appeared Paul Sventzel, 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 Partner of Best One Nashville Realty Partnership, a Tennessee partnership, the within named bargainor, and that he as such Partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal at office in Columbus, Ohio, this 23 day of October, 2014.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

JONATHAN E. HELLSTEDT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

EXHIBIT A

PROPERTY DESCRIPTION

Land in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Best One Nashville Realty, of record as Instrument No. 20101029-0086600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BEST ONE NASHVILLE REALTY PARTNERSHIP, by deed from ALADDIN INDUSTRIES, LLC, of record as Instrument No. 20070425-0049324, dated April 23, 2007, said Register's Office.

EXHIBIT B

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

2. Matters shown on the Plan of record as Instrument No. 20101029-0086600, said Register's Office.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071108-0132083, said Register's Office.

4. Easement Deed by Court Order of record as Instrument No. 20140114-0003779, said Register's Office.

5. Easement Agreement of record as Instrument No. 20101206-0096890, said Register's Office.