This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150001476 DEEDWARRSP
Recvd: 01/07/15 12:27 5 pgs
Fees:28.00 Taxes:2490.10
20150107-0001750

File #26800-6
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
7336 Investors 760 Melrose Avenue Nashville, Tennessee 37211	Same	079-00-0/074-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ORANGE COCKRILL BEND HOLDINGS, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **7336 INVESTORS**, a Tennessee joint venture, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot No. 2, Section Two, Cockrill Bend Industrial Complex, of record in Plat Book 6050, Page 287, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Orange Cockrill Bend Holdings, LLC, by Successor Trustee's Deed dated July 3, 2014, from Erika R. Barnes, Successor Trustee, of record in Instrument No. 20140708-0059949, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 7336 Cockrill Bend Boulevard, Nashville, Tennessee 37209.

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; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 31st day of December, 2014.

SELLER:

ORANGE COCKRILL BEND HOLDINGS, LLC,
a Tennessee limited liability company,

By: SABAL FINANCIAL GROUP, L.P., in its capacity as Manager of ORANGE COCKRILL BEND HOLDINGS, LLC

By: _____
Name: R. Patterson Jackson
Its: Authorized Signatory

STATE OF CALIFORNIA]
COUNTY OF _____]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, 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 Authorized Signatory of **SABAL FINANCIAL GROUP, L.P.**, the Manager of **ORANGE COCKRILL BEND HOLDINGS, LLC**, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **SABAL FINANCIAL GROUP, L.P**, by himself as such Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 2014.

_____
Notary Public
My Commission Expires:_____

SEE ATTACHED

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On DEC 3 0 2016, before me, R. Cheng, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *(SEAL)*
Signature of Notary Public

R. CHENG
COMM. # 2050182
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp. NOV. 26, 2017

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $673,000.00.

Lewis J. Agnew
Affiant

Subscribed and sworn to before me this
31st day of December, 2014.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 2/13/17

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) Subject to the Plan of record in Book 6050, Page 287, Register's Office for Davidson County, Tennessee.

(c) Declaration of Restrictions and Covenants for Cockrill Bend Industrial Complex, of record in Book 6823, Page 645, and Book 8969, Page 111, Register's Office for Davidson County, Tennessee.

(d) Restrictive Covenants contained in Deeds, of record in Book 6266, Page 279, Book 6798, Page 309, and Book 7014, Page 76, Register's Office for Davidson County, Tennessee.

(e) Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 79, Parcel 74, prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated December 22, 2014.