This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison PLLC 401 Commerce Street, Suite 800 Nashville, TN 37219	PBK Property Management TN LLC 12587 Fair Lakes Circle, Suite 302 Fairfax, VA 22033	890 Rivergate Parkway Goodlettsville, TN 37072
Mail Tax Bills to: PBK Property Management TN LLC 12587 Fair Lakes Circle, Suite 302 Fairfax, VA 22033		Tax Parcel ID#: 034-02-0-062.00

BILL GARRETT, Davidson County
Trans:T20150001911 DEEDWARRSP
Recvd: 01/08/15 15:25 4 pgs
Fees:23.00 Taxes:10152.80
20150108-0002288

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8th day of January, 2015, by and between 890 RIVERGATE, LLC, a Tennessee limited liability company ("Grantor") and PBK PROPERTY MANAGEMENT TN LLC, a Delaware limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded as Instrument No.: 20060119-007495 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

890 RIVERGATE, LLC, a Tennessee limited liability company

By: Robert S. Iler

Robert S. Iler, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Jennifer R. Fuller, a Notary Public of said County and State, personally appeared Robert S. Iler, 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 Representative of 890 RIVERGATE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and seal, at Office in Nashville, Tennessee, this 8th day of January, 2015.

Notary Public

My Commission Expires: July 3, 2017

JENNIFER R. FULLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,744,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 7th day of January, 2015.

Notary Public

My Commission Expires: 9-10-2018

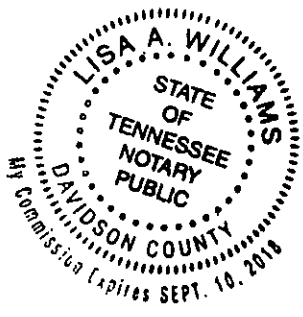


EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot A as shown on the final plat entitled "Resubdivision Lot A, Rivergate Park" of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Rivergate Parkway, formerly known as Two Mile Pike, as widened, said point being the northwest corner of Lot A as shown on the final plat entitled "Resubdivision Lot A, Rivergate Park", of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee; thence North 71 deg 25 min 00 sec East, a distance of 34.15 feet to a point; thence, in a southeasterly direction with a curve to the left having a central angle of 37 deg 46 min 24 sec, a radius of 343.00 feet, an arc length of 226.13 feet, and a chord bearing and distance of South 55 deg 36 min 46 sec East, 222.06 feet, to a point; thence South 15 deg 30 min 00 sec West, a distance of 27.44 feet to a point; thence South 71 deg 25 min 00 sec West, a distance of 127.50 feet to a point; thence in a northwesterly direction with a curve to the right having a central angle of 90 deg 00 min 01 sec, a radius of 25.00 feet, a distance of 39.27 feet, and a chord bearing and distance of North 63 deg 35 min 00 sec West, 35.36 feet, to a point; thence North 18 deg 35 min 00 sec West a distance of 175.00 feet to the point of beginning.

Being the same property conveyed to 890 RIVERGATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from UNION PLANTERS BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO UNION PLANTERS BANK OF MIDDLE TENNESSEE, NATIONAL ASSOCIATION, of record in Instrument No. 20060119-0007495, dated January 18, 2006, said Register's Office.