THIS INSTRUMENT PREPARED BY: Talbott Ottinger McKenzie Laird, PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215 Davidson County DEEDWARRSP Recvd: 02/05/15 10:24 4 pgs Fees:23.00 Taxes:5180.00 20150205-0010907	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. William J. Clinard Affiant Subscribed and sworn before me this 3rd day of February, 2015. Linda L. Miller Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ranger II, LLC C/O Talbott P. Ottinger McKenzie Laird PLLC 3835 Cleghorn Avenue, Suite 250 Nashville, TN 37215	New Owner	093-100-445.00 and 093-100-446.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. CLINARD AND WIFE, SALLY C. CLINARD** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RANGER II, LLC** a Delaware limited liability company ("Grantee"), its successors and assigns, those tracts or parcels of land located in Davidson County, Tennessee, more particularly described on "Exhibit A" hereto.

This is improved property located at **522 & 524 4th Avenue South, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

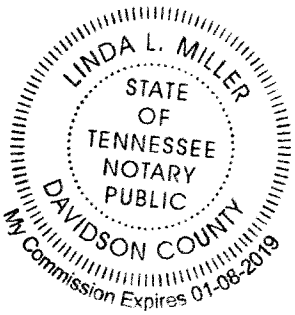
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantors have executed this instrument on February 3rd, 2015.

William J. Clinard

Sally C. Clinard

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named William J. Clinard and wife, Sally C. Clinard, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 3rd day of February, 2015.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Exhibit A

Legal Description

Tract I

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of R.B. Owens' Lots, fronting on Cherry Street in the City of Nashville, 50, bounded as follows:

Beginning at the intersection of a 12 foot alley, and Cherry Street, running southwardly with a line of said street 50 feet to a stake; thence eastwardly parallel with said 12 foot alley, 142 feet to one other 12 foot alley; thence northwardly with said alley 50 feet, more or less, to the first named 12 foot alley; thence westwardly with said alley, to the beginning.

Being the same property conveyed to William J. Clinard and wife, Sally C. Clinard from Clinard Properties, LLC, by deed of record in Instrument No. 201110310084471, in the Register's Office for Davidson County, Tennessee.

Tract II

Being a part of Lots Nos. 3 and 4 on the plan of R.B. Owens' Lots of record in Book 18, Page 1, Register's Office for said county, described as follows:

Beginning at a point in the northeast margin of 4th Avenue South, formerly Cherry Street, said point being 50 feet south on the southeast intersection of said 4th Avenue South and a 12 foot alley and being the southwest corner of the property conveyed to F.H. Clinard, Jr. by deed of record in Book 5123, page 772, Register's Office for said County; thence with the southeast line of Clinard in a northeasterly direction 142 feet, more or less, to a point, said point being the southeast corner of Clinard; thence in a northwesterly direction with the northeast line of Clinard 50 feet, more or less, to a point the in the southeast margin of a 12-foot alley, said point being the northeast corner of Clinard; thence in a northeasterly direction with said southeast line of said alley 54 feet, more or less, to the point in the southwest margin of a 12-foor alley, thence with said southwest margin of said alley in a southeasterly direction 91 feet 8 inches to a point in said alley, said point being the northeast corner of property conveyed to J.C. McCloud by deed of record in Book 5206, page 899, said Register's Office; thence with said McCloud southeast line in a southwesterly direction 172 feet, more or less, to a point in the northeast margin of 4th Avenue South, said point being the northwest corner of McCloud; thence with the northeast margin of 4th Avenue South in the northwesterly direction 43 feet, more or less, to the point of beginning.

Being the same property conveyed to William J. Clinard and wife, Sally C. Clinard by from Clinard Properties, LLC, by deed of record in Instrument Number 201110310084472, in the Register's Office for Davidson County, Tennessee.