This instrument prepared by: Hugh W. Entrekin ; Suite 1700, UBS Center;315 Deaderick ST. Nashville, Tennessee 37238-1700; 615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel
Craighead Development, LLC	SAME	tax parcel Map 091 06 0 Parcel 194.00 and
421 East Iris Drive, Suite 300		Map 091 02 0 Parcel 269.00
Nashville, Tennessee 37204		

BILL GARRETT, Davidson County
Trans:T20150012091 DEEDWARRSP
Recvd: 02/18/15 15:51 5 pgs
Fees:28.00 Taxes:5513.00
20150218-0014214

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NLC Partners**, a Tennessee general partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **Craighead Development, LLC**, a Tennessee limited liability company, ("Grantee") its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto.

Being a portion of the same property conveyed to the NLC Partners, a Tennessee general partnership, by deed from Masajo Partners of record in Instrument No. 20100408-0026663, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Craighead Development, LLC**, its successors and assigns, forever.

AND **NLC Partners** does covenant with the said **Craighead Development, LLC,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for the matters described below. This conveyance is subject to Current years taxes; All matters shown on a survey prepared by Cherry Land Surveying, Inc. dated February 27, 1977; Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175; Subject to matters shown on the Plan No. 2 of West Nashville of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee; Dedication and Conveyance of Easement to City of Nashville of record in Book 1939, page 214, said Register's Office.

AND **NLC Partners**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Craighead Development, LLC,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is improved property generally known as 5701 California Ave, Nashville, TN 37209.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 18th day of February, 2015.

NLC Partners

By: _____
Robert Michael Manners (aka Mike Manners), managing general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,490,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: _____.

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared Robert Michael Manners, 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 managing general partner of NLC Partners, a Tennessee general partnership., the within named bargainor and that he as such managing partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as managing partner.

WITNESS my hand and seal, this 18th day of February, 2015.

_____
Notary Public

My Commission Expires: _____.

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT A

Note: the following legal description includes **Map 91-6, Parcel 224** which was previously sold by Grantor to Grantee by deed of record as Instrument Number 20141216-0115062, Register's Office for Davidson County, Tennessee and is included below because it was taken from a surveyed description that included **Map 91-6, Parcel 194, Map 91-6, Parcel 224, and Map 91-2, Parcel 269** to insure that Grantor is conveying to Grantee all of the property originally purchased from Masajo Partners by deed recorded as Instrument No. 20100408-0026663 recorded April 8, 2010 in the Register's Office for Davidson County, Tennessee. No warranty of title is made as to **Map 91-6, Parcel 224** since same is already owned by Grantee.

Legal Description of property generally known as 5701 California Ave., Nashville, TN 37209

Land in Davidson County, Tennessee, being more particularly described according to a survey prepared by Cherry Land Surveying, 622 W. Iris Street, Nashville, Tennessee 37204, Term. Lic. No. 1512, dated February 27, 1997, as follows:
Tract I: Map 91-6, Parcel 194 and Map 91-6, Parcel 224

Being a tract - of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a PK nail set at the intersection of the westerly right-of-way line of Fifty-Seventh Avenue North, 50 feet in width, and the southerly right-of-way line of California Avenue, 80 feet in width;
Thence leaving the southerly right-of-way line of California Avenue with the westerly right-of-way line of Fifty-Seventh Avenue North, south 01 degrees 58 minutes 07 seconds east, 730.00 feet to an existing iron rod at a corner common with the northerly right-of-way line of Louisiana Avenue, 80 feet in width;
Thence leaving the westerly right-of-way line of Fifty-Seventh Avenue North with the northerly right-of-way line of Louisiana Avenue, south 88 degrees 00 minutes 53 seconds west, 345.00 feet to an iron rod set at a corner common with the property of Thomas P. Stephens, Sr., as of record in Deed Book 5930, page 77, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Louisiana Avenue with the easterly property line of Thomas P. Stephens, Sr., north 01 degrees 58 minutes 07 seconds west, 730.00 feet to an iron rod set at a corner common with the property of Pep Industries, Inc., as of record in Deed Book 6172, page 961, at the Register's Office for Davidson County, Tennessee, said iron rod also being in the southerly right-of-way line of California Avenue;

Thence with the southerly right-of-way line of California Avenue north 88 degrees 00 minutes 53 second east, 345.00 feet to the point of beginning, containing 251,850 square feet or 5.782 acres, more or less.

Also included in the foregoing is the northerly half of Louisiana Avenue between 57th Avenue North and 58th Avenue North which became part of the above described property as a result

of the formal closure of Louisiana Avenue between 57th Avenue North and 58th Avenue North.

Tract II: Map 91-2, Parcel 269

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a PK nail set at the intersection of the northerly right-of-way line of California Avenue, 80 feet in width, and the easterly right-of-way line of Fifty-eighth Avenue North, 50 feet in width;
Thence leaving the northerly right-of-way line of California Avenue with the easterly right-of-way line of Fifty-Eighth Avenue North 01 deg. 58 mm. 07 sec. West, 65.42 feet to a PK nail set at the intersection with the southwesterly right-of-way line of California Avenue, 50 feet in width;
Thence leaving the easterly right-of-way line of Fifty-eighth Avenue North with the southwesterly right-of-way line of California Avenue South 32 deg. 58 mm. 07 sec. East, 76.31 feet to an iron rod set in the northerly right-of-way line of California Avenue;

Thence leaving the southwesterly right-of-way line of California Avenue with the northerly right-of-way line of California Avenue South 88 deg. 00 mm, 53 sec. West, 39.30 feet to the point of beginning, containing 1,286 square feet or 0.030 acres, more or less.

Grantor hereby quitclaims to Grantee the following described property but makes no warranties concerning same:

Tract III

Being A Tract Of Land Lying In Nashville, Davidson County, Tennessee, And Being More Particularly Described As Follows:

Beginning at an iron rod set in center of the southerly terminus of Fifty-Eighth Avenue North, 50 feet in width, at a corner common with the property of Pep Industries, Inc., as of record in deed book 6172, page 961, at the Register's Office for Davidson County, Tennessee, and with the property of Whitson Lumber Company, Inc., as of record in deed book 4801, page 381, at the register's office for Davidson county, Tennessee;

Thence with the centerline of Fifty-Eighth Avenue North 01 Deg 58 Min 07 Sec West, 187.03 Feet to a point;

Thence leaving the centerline of Fifty-Eighth Avenue North with a severance line through the right-of-way Fifty-Eighth Avenue North South 32 Deg 58 Min 07 Sec East, 48.54 feet to an existing pk nail at the intersection of the southwesterly right-of-way line of California avenue, 50 feet in width, and the easterly right-of-way line of Fifty-Eighth Avenue North, at a corner common with the property of Whitson Lumber Company;

Thence leaving the southwesterly right-of-way line of California avenue with the easterly right-of-way line of Fifty-Eighth Avenue North and with the westerly property line of Whitson Lumber Company, Inc. South 01 deg 58 min 07 sec east, 65.42 feet to an existing pk nail at the intersection with the northerly right-of-way line of California avenue, 50 feet in width;

Thence leaving the easterly right-of-way line of Fifty-Eighth Avenue North with the northerly right-of-way line of California avenue mid with the southerly property line of Whitson Lumber Company, Inc., north 88 deg 00 min 53 sec east, 39.30 feet to an existing iron rod;
Thence with a severance line through the right-of-way line of California avenue south 32 deg 58 min 07 sec east, 93.31 feet to a point in the southerly right-of-way line of California Avenue and the northerly property line of Whitson Lumber Company, Inc.;

Thence with the southerly right-of-way line of California Avenue and the northerly property line of Whitson Lumber Company, Inc., south 88 deg 00 min 53 sec west, 112.36 feet to the point of beginning, containing 9,222 square feet or 0.212 acres more or less.

Being the easterly one half of Fifty-Eighth Avenue North from Whitson Lumber Company, Inc. north to the intersection with the southwesterly right-of-way line of California Avenue, also being a portion of California Avenue between the easterly right-of-way line of Fifty-Eighth Avenue North and the intersection of the southwesterly right-of-way line of California Avenue and Whitson Lumber Company, Inc.

Being the same property conveyed to NLC Partners, a Tennessee General Partnership by deed from Masajo Partners of record as Instrument No. 20100408-0026663 recorded April 8, 2010 in the Register's Office for Davidson County, Tennessee.