SPECIAL WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
BPI Brentwood East Partners **2002 Richard Jones Road** **Suite 200C** **Nashville, TN 37215**	Same	161-00-0-084.01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $5,100,000.00.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me this 17th day of March 2015.

My commission expires: 9-26-16 Notary Public

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Carter Jackson, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey, unto **BPI Brentwood East Partners**, a Tennessee general partnership, as to a 41.240% undivided interest as tenant in common ("BPI"), **JFM Brentwood East LLC**, a Tennessee limited liability company, as to a 9.785% undivided interest as tenant in common ("JFM"), **PWM Brentwood East LLC**, a Tennessee limited liability company, as to a 9.785% undivided interest as tenant in common ("PWM"), and **HDJ Brentwood East LLC**, a Tennessee limited liability company, as to a 39.190% undivided interest as tenant in common ("Grantee"), their successors and assigns, forever, certain real property located in Brentwood, Davidson County, Tennessee, more accurately described on **Exhibit A** hereto and herein incorporated (the "Property").

THIS IS IMPROVED PROPERTY KNOWN AS: 15535 OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, 3211-62224

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

BILL GARRETT, Davidson County
Trans:T20150019467 DEEDWARRSP
Recvd: 03/17/15 14:58 4 pgs
Fees:23.00 Taxes:18870.00
20150317-0023004

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of March 17, 2015.

SELLER: **CARTER JACKSON, LLC**, a Tennessee limited liability company

By: _____
JACK HUDDLESTON SELLS, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Jack Huddleston Sells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager and sole member of **Carter Jackson, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 13th day of March 2015.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 05.23.18

EXHIBIT A

Property Description

LEGAL DESCRIPTION

Certain real estate in Davidson County, Tennessee, described as follows to-wit:

Parcel 1:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 3 on the Subdivision Plat for Regency/Brentwood East, as of record in Plat Book 9700, Page 890, Register's Office for Davidson County, Tennessee, and also being described as follows:

BEGINNING at an existing iron rod at the intersection of the southerly right-of-way line of Old Hickory Boulevard, width varies, and the westerly property line of the property of Carl J. A. Wright, et ux, as of record in Book 5149, page 447, said Register's Office, also being Lot 52 on the Plat of The Highlands Section One, as of record in Plat Book 4715, page 15, said Register's Office; thence leaving the southerly right-of-way line of Old Hickory Boulevard with the westerly property line of Carl J. A. Wright, et ux, South 07 degrees 35' 01" West, 133.45 feet to an existing iron rod; thence North 83 degrees 40' 42" West, 142.60 feet to an existing flagged fence post; thence continuing with the westerly property line of Carl J.A. Wright, et ux, and with the westerly property line of Stephen D. Reed, et ux, as of record in Book 6902, page 627, said Register's Office also being Lot 50 on the Plat of The Highlands Section Two, as of record in Plat Book 4955, page 40, said Register's Office, and Wade B. Mangrum, as of record in Book 11029, Page 467, said Register's Office, also being Lot 49 on the Plat of The Highlands Section Two, South 00 degrees 01' 34" West, 175.32 feet to an iron rod set at a corner common with the property of Harris H. Williams, et ux, as of record in Book 11491, Page 514, said Register' Office; thence with the northerly property line of Harris H. Williams, et ux, North 86 degrees 31' 50" West, 355.31 feet to an existing iron rod at a corner common with Lot 1 of the Subdivision Plat of Regency/Brentwood East; thence with the easterly property line of Lot 1 of the Subdivision Plat of Regency/Brentwood East, North 03 degrees 28' 10" East; 137.11 feet to an iron rod set at a corner common with Lot 2 of the Subdivision Plat of Regency/Brentwood East; thence with the southerly property line of Lot 2 of the Subdivision Plat of Regency/Brentwood East, South 86 degrees 31' 50" East, 149.00 feet to a P.K. Nail set; thence with the easterly property line of Lot 2 of the Subdivision Plat of Regency/Brentwood East, North 03 degrees 28' 10" East, 175.65 feet to a P.K.. Nail set in the southerly right-of-way line of said Old Hickory Boulevard; thence with the southerly right-of-way line of Old Hickory Boulevard, South 85 degrees 57' 32" East, 2.55 feet to a RK. Nail set; thence South 84 degrees 35' 13" East, 345.42 feet to the point of BEGINNING, containing 101,424 square feet (2,328 acres, more or less), according to a survey entitled "ALTAJACSM Land Title Survey of Lot 3, Regency/Brentwood East" prepared by Cherry Land Surveying, Inc., dated May 11, 2001, revised April 18, 2002.

Parcel 2:

TOGETHER WITH appurtenant easements contained in the Reciprocal Easement Agreement recorded in Deed Book 11443, page 152, Davidson County, Tennessee records.

BEING the same property conveyed to Carter Jackson, LLC a Tennessee limited liability company by Special Warranty Deed from Edmondson Pike, LLC, a Tennessee limited liability company by Andrew N. Stewart, Managing Member, dated September 25, 2002, recorded October 2, 2002 at Instrument Number 20021002-0119531, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2015, which are a lien, but not yet due and payable, and subsequent years for Map-Par. 161-084.01, which are expressly assumed by the Grantee.

2. Reciprocal Easement Agreement of record in Book 11443, page 152, said Register's Office.

3. Matters shown on the Plan of record in Book 9700, page 890, said Register's Office.

4. Rights of tenants in possession, as tenants only, under unrecorded, unexpired leases with no right or option to purchase.

5. ALTA/ACSM Land Title Survey by Patrick S. Coode, TN RLS No. 855 with Patrick Coode and Company, LLC, dated September 8, 2014, last revised February 13, 2015, and designated as File No. 214-056, shows the following matters:

   A. NES electric easement along the north property line

   B. Storm water detention area in the northern portion of the property

   C. 10' drainage easement along the south and east property line

      Transformer encroaches upon aforementioned 10' drainage easement

   D. 20' minimum building setback line along the south and east property line

   E. 8" sewer line located within 24' public utility drainage easement in the western portion of the property

   F. Dumpster pad encroaching along northern property line in the western portion of the property