Prepared by:

Aana Jakob
Reed Smith LLP
Three Logan Square, Suite 3100
1717 Arch Street
Philadelphia, PA 19103

717431

Davidson County DEEDWARRSP
Recvd: 03/31/15 14:27 6 pgs
Fees:33.00 Taxes:16576.00
20150331-0027842

SPECIAL WARRANTY DEED

VIKING DEVELOPMENT-MIDTOWN, LLC, a Tennessee limited liability company ("**Grantor**"), party of the first part, and **SPIRIT MASTER FUNDING IX, LLC** ("**Grantee**"), a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part that certain real property legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"), subject only to the encumbrances described in **Exhibit B** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**");

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands arising through or under the party of the first part, but not further or otherwise, subject to the Permitted Encumbrances.

Whenever the word "***party***" is used herein, it shall mean "***parties***" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

Prior Instrument Reference: Special Warranty Deed dated March 30, 2011 and recorded March 31, 2011, in the Register's Office of Davidson County, Tennessee, as Instrument No. 20110331-0024835.

[Signatures appear on following page]

Spirit Master Funding IX LLC
16767 North Perimeter Dr Ste 210
Scottsdale, AZ 85260

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 27th day of March, 2015.

GRANTOR:

VIKING DEVELOPMENT-MIDTOWN, LLC, a Tennessee limited liability company

By: _____
Name: Scott Thompson
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Teresa A Beardsley, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Scott Thompson, 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 President of VIKING DEVELOPMENT-MIDTOWN, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office on this the 25th day of March, 2015.

Teresa A Beardsley
Notary Public

My Commission Expires:
7/6/15

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The Gardner School
Deed – Nashville
P04380/S03926

****

(FOR RECORDING DATA ONLY)

Property Address:
1811 State Street
Nashville, TN

Property Owner:

VIKING DEVELOPMENT-MIDTOWN, LLC
278 Franklin Road, Suite 100
Brentwood, TN 37027
Attn: J. Scott Thompson

Map & Parcel Number:
Parcel Number 09212025500

Mail tax bills to: (Person or Agency responsible for payment of taxes)

TGS Midtown, LLC
278 Franklin Road, Suite 100
Brentwood, TN 37027
Attn: J. Scott Thompson

This instrument prepared by:

Reed Smith LLP
Three Logan Square, Suite 3100
1717 Arch Street
Philadelphia, PA 19103

Return to:

First American Title
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Attn: Kristin Brown

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 $4,480,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Kristin Brown

Subscribed and sworn to before me this 26th day of March, 2015.

Notary Public Matthew Alan Brown

My Commission Expires:
May 29, 2015

OFFICIAL SEAL
MATTHEW ALAN BROWN
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 29, 2015

The Gardner School
Deed – Nashville
P04380/S03926

EXHIBIT A

LEGAL DESCRIPTION

Address: 1811 State St., Nashville, TN

Land in Davidson County, Tennessee, being Lot Nos. 182, 183, 184, 185 and the westerly one-half of Lot No. 186 on the plat of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at the southeast intersection of State St. and 19th Avenue South; thence North 50 deg. 14 min. 04 sec. East, 100 feet to the point of beginning; thence North 50 deg. 14 min. 04 sec. East, 225 feet; thence South 39 deg. 43 min. 52 sec. East, 170 feet; thence South 50 deg. 14 min. 04 sec, West, 225 feet; thence North 39 deg. 43 min. 52 sec. West, 170 feet to the point of beginning containing 0.88 acres more or less.

Being the same property conveyed to Viking Development-Midtown, LLC, a Tennessee limited liability company from Van Slyke Family Partnership, a Tennessee general partnership and Kenneth R. Kraft, by Deed of record in Instrument No. 20110331-0024835, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.

2. Plat of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of Arizona

County of Maricopa

Personally appeared before me, Tanner Herrick a notary public for this county and state, Stefanie Robertson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: August 14, 2015
Notary' Seal (if on paper)

