(1)
Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 *DAY OF APRIL, 2015.*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

Notary Public

My commission expires:

Name and Address of New Owners:

Ranger II, LLC
c/o Talbott P. Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150024053 DEEDWARRSP
Recvd: 04/01/15 15:26 4 pgs
Fees:23.00 Taxes:27750.00
20150401-0028382

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel Nos.:**
515-519 Fourth Avenue South Nashville, Davidson County, TN 37210	Map 093-10; Parcel Nos. 359; 360; 361; 362; 363; 364 and 365

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 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, **GILMORE FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **RANGER II, LLC**, a Delaware limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 19th Council District of Davidson County, Tennessee, being bounded on the north by Peabody Street, on the east by 4th Avenue South, on the south by Warren B. Loftis and Wilma Sue Loftis as recorded in Deed Book 11077, page 100, in the Register's Office for Davidson County, Tennessee, and on the west by Alley No. 146, and being described according to a survey conducted by Dale and Associates dated February 23, 2015 under the supervision of Steven C. Matthews, a registered land surveyor in the State of Tennessee, License Number 2352, as follows:

Commencing at the intersection of Peabody Street and 4th Avenue South, thence in a southwesterly direction 37.7 feet, more or less, to an iron rod set at the southwesterly intersection of the margins of Peabody Street and 4th Avenue South, also being the point of beginning for herein described land;

Thence with the westerly margin of 4th Avenue South, South 27° 20' 18" East, a distance of 314.75 feet to an iron rod set at the northeast property corner of Warren B. Loftis and Wilma Sue Loftis as recorded in Deed Book 11077, page 100, in the Register's Office for Davidson County, Tennessee;

Thence with Loftis north line, South 62° 46' 08" West, a distance of 165.00 feet to an iron rod set in the easterly margin of Alley No. 146;

Thence with the easterly margin of Alley No. 146, North 27° 20' 18" West, a distance of 314.75 feet to an iron rod set at the southerly margin of Peabody Street;

Thence with southerly margin of Peabody Street, North 62° 46' 08' East, a distance of 165.00 feet the point of beginning, containing 51,933.69 square feet, 1.192 acres.

Being the same property conveyed to Van Gilmore by Warranty Deeds from Ruth E. Haury in Book 5713, page 254; Pamela Allison Merrill and husband, Brian John Harris, in Book 5927, page 116; and Allen D. Agee and wife, Roberta F. Agee, in Book 6996, page 497, all in the Register's Office for Davidson County, Tennessee. The said Van Gilmore having conveyed his interest in the subject property to the Gilmore Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deeds of record as Instrument No. 20050119-0006657; Instrument No. 20050119-0006658; Instrument No. 20050119-0006660 and Instrument No. 20051031-0131569, all in said Register's Office. Also included in the above description is that portion of an unnumbered alley closed by Bill No. 082-1106 recorded in the Metro Clerk's Office for said County.

This is improved property known as 515-519 Fourth Avenue South, Nashville, TN 37210.

The conveyance of the above described parcel of land is subject to the following:

1. 2015 Metropolitan Nashville/Davidson County real property taxes, which are a lien but not yet due and payable.

2. Easements retained by the Metropolitan Government of Nashville and Davidson County as set forth in Bill No. 082-1106 in the Metro Clerk's Office for said County.

3. All matters shown on the ALTA/ACSM Land Title Survey by Steven C. Matthews, RLS No. 2352, of Dale & Associates, dated 2-23-15.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 15th day of April, 2015.

Gilmore Family Limited Partnership,
a Tennessee limited partnership

By: Gilmore Investments, LLC, a
Tennessee limited liability company,
its General Partner

By: _____
Van Gilmore, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Van Gilmore, 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 Chief Manager of Gilmore Investments, LLC, a Tennessee limited liability company, which entity is a General Partner of Gilmore Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as General Partner in his capacity as Chief Manager of Gilmore Investments, LLC.

Witness my hand, at office, on April 1, 2015.



NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

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