BILL GARRETT, Davidson County
Trans:T20150024319 DEEDWARRSP
Recvd: 04/02/15 11:15 5 pgs
Fees:28.00 Taxes:20350.00
20150402-0028735

SPECIAL WARRANTY DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
White & Reasor, PLC (CBRJR) 3100 West End Avenue, Suite 1100 Nashville, TN 37203	500 Rundle Holdings, L.L.C. 200 N. Congress Street, Suite 500 Jackson, MS 39211 Attn: Justin J. Peterson	500 Rundle Avenue Nashville, TN 37210	094-13-0-125.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of the 31st day of March, 2015, by and between PGB PROPERTIES II, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and 500 RUNDLE HOLDINGS, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by Quitclaim Deed of record as Instrument Number 20070104-0001606, in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

This is improved real property located at 500 Rundle Avenue, Nashville, Davidson County, Tennessee 37210.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the day and year first above written.

PGB PROPERTIES II, LLC

By: _____

Name: Skeeter R. Beaulieu

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Skeeter R. Beaulieu, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of PGB PROPERTIES II, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 27th day of March, 2015.

JAN MINSHALL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

AFFIDAVIT OF VALUE

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 Five Million Five Hundred Thousand and No/100 Dollars ($5,500,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 31st day of March, 2015.

_____
Notary Public

My Commission Expires: 6/20/2017

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED

THE DESCRIPTION OF THE LAND

LAND LYING IN THE SEVENTEENTH COUNCILMANIC DISTRICT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO FESSLERS BUSINESS CENTER, LLC OF RECORD IN DEED BOOK 9760, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ("R.O.D.C."), ALSO BEING FESSLERS INTERSTATE BUSINESS CENTER SUBDIVISION OF RECORD IN PLAT BOOK 7900, PAGE 955, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE RIGHT OF WAY INTERSECTION OF RUNDLE AVENUE (50' R.O.W.) AND INTERSTATE 40, SAID PIN LYING IN THE NORTHERLY MARGIN OF SAID RUNDLE AVENUE ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT:

THENCE, ALONG THE NORTHERLY MARGIN OF SAID RUNDLE AVENUE NORTH 83 DEG. 33 MIN. 25 SEC. WEST, A DISTANCE OF 733.09 FEET TO AN IRON PIN (FOUND);

THENCE, ALONG OR NEAR THE EASTERLY LINE OF NATIONAL CHRISTIAN MISSIONARY CONVENTION OF RECORD IN DEED BOOK 5922, PAGE 422, R.O.D.C. NORTH 31 DEG. 05 MIN. 51 SEC. EAST, A DISTANCE OF 447.84 FEET TO AN IRON PIN (SET);

THENCE, ALONG OR NEAR THE SOUTHERLY AND EASTERLY LINES OF CP ALABAMA, LLC OF RECORD IN INSTRUMENT 200206180073890, R.O.D.C. THE NEXT THREE (3) COURSES AND DISTANCES:

THENCE, SOUTH 61 DEG. 14 MIN. 12 SEC. EAST, A DISTANCE OF 6.69 FEET TO AN IRON PIN (SET);

THENCE, NORTH 31 DEG. 54 MIN. 58 SEC. EAST, A DISTANCE OF 44.02 FEET TO AN IRON PIN (FOUND);

THENCE, NORTH 07 DEG. 42 MIN. 10 SEC. EAST, A DISTANCE OF 113.48 FEET TO AN IRON PIN (FOUND);

THENCE, ALONG THE SOUTHERLY AND WESTERLY MARGIN OF INTERSTATE 40 THE NEXT SIX (6) COURSES AND DISTANCES:

THENCE, SOUTH 49 DEG. 44 MIN. 07 DEG. EAST, A DISTANCE OF 197.33 FEET TO A CONCRETE MONUMENT (FOUND);

THENCE, SOUTH 09 DEG. 20 MIN. 09 SEC. WEST, A DISTANCE OF 47.02 FEET TO A CONCRETE MONUMENT (FOUND);

THENCE, SOUTH 86 DEG. 27 MIN. 06 SEC. EAST, A DISTANCE OF 70.66

FEET TO A CONCRETE MONUMENT (FOUND);

THENCE, SOUTH 46 DEG. 33 MIN. 01 SEC. EAST, A DISTANCE OF 53.84 FEET TO A CONCRETE MONUMENT (FOUND);

THENCE, SOUTH 37 DEG. 28 MIN. 33 SEC. EAST, A DISTANCE OF 367.09 FEET TO AN IRON PIN (FOUND);

THENCE, SOUTH 11 DEG. 50 MIN. 53 SEC. WEST, A DISTANCE OF 108.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 236,849 SQUARE FEET OR 5.44 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PGB PROPERTIES II, LLC BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 200701040001606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

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

2. All matters shown on the Plat of record in Plat Book 7900, Page 955, in the Register's Office.

3. Rights retained in Metro Council Bill Nos. 80-203 and 94-1270, as set forth in deed of record in Instrument No. 200606080068050 and as described in deed of record in Book 8891, Page 661, in the Register's office.

4. Easements and rights of others as set forth in deeds of record in Book 8891, Page 661, and Book 9152, Page 590, in the Register's Office.

5. Terms and provisions of that certain lease by and between Roy Flowers d/b/a Fessler's Interstate Business Center and National Advertising Company, as evidenced by 3M Media Lease Renewal Agreement of record in Book 9619, Page 197, in the Register's Office.

6. Lack of direct access to a controlled access highway, I-40.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Rights of tenants as tenants only under unrecorded leases.