BILL GARRETT, Davidson County
Trans:T20150026644 DEEDWARRSP
Recvd: 04/09/15 13:53 4 pgs
Fees:23.00 Taxes:10286.00
20150409-0031380

SPECIAL WARRANTY DEED

TO: MPower Properties LLC

FROM: Green Hills Property Partners, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
MPower Properties, LLC 2021 Church Street, Suite 200 Nashville, Tennessee 37203 Attention: Justin Lawson, President	Same	Map 117-11, Parcel 28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,780,000.00

Brandy Sloman
Affiant

Sworn to and subscribed before me, this 8th day of April, 2015.

Connie Cantrell
Notary Public

My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GREEN HILLS PROPERTY PARTNERS, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **MPOWER PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, that certain real property in Davidson County, Tennessee and described on Exhibit A attached hereto and incorporated herein by reference, including, but not limited to, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2001 Woodmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants with the Buyer, its heirs, successors and assigns, that Seller is seized and possessed of the Property, Seller has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Seller, except the matters described on Exhibit B. Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth on Exhibit B), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 8th day of April, 2015.

SELLER: **Green Hills Property Partners, LLC, a Tennessee limited liability company**

By: _____

Title: Manager

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Atul Kumar of Green Hills Property Partners, LLC, 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 Manager of Green Hills Property Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager of the limited liability company, being 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 Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 7 day of April, 2015.

Traci Sellers
Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat, Fifth Third Bank Property, recorded as Instrument No. 20100111-0002557, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Green Hills Property Partners, LLC by deed recorded as Instrument No. 201001158-0003833, Register's Office of Davidson County, Tennessee.

TOGETHER with the beneficial easement rights contained in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20091119-0106702, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2015, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20100111-0002557, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Instrument No. 20091119-0106702, said Register's Office.

4. Storm Water Detention Agreement of record in Book 11599, page 320 and Instrument No. 20091204-0111053, said Register's Office.