Address New Owner:	Send Tax Bills to:	Map-Parcel No.
JJA Properties TN, LLC Attn: Robert S. Plott 2135 University Boulevard, Suite B Tuscaloosa, AL 35401-1582	Same	107-00-0-176.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (JLM) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **ASPEN NASHLAND, LLC**, an Oregon limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **JJA PROPERTIES, TN, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is unimproved property known as 734 Envious Lane, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150034710 DEEDWARRSP
Recvd: 05/05/15 16:00 4 pgs
Fees:23.00 Taxes:6327.00
20150505-0041099

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $1,710,000.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2015.

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

Notary Public
My Commission Expires: _____

[Signature page to Special Warranty Deed]

Executed this 4 day of May, 2015.

ASPEN NASHLAND, LLC,
a Oregon limited liability company

By: Aspen Nashville, LLC,
an Oregon limited liability company

By: _____
mgr., Its Member

STATE OF OREGON)
COUNTY OF MULTNOMAH)

Before me, Terri Lynn Searing, a Notary Public of the State and County aforesaid, personally appeared Steve Rosenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Aspen Nashville, LLC, an Oregon limited liability company, which is the sole member of Aspen Nashland, LLC, an Oregon limited liability company (the "Company"), the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, on behalf of Aspen Nashville, LLC, as sole member of Aspen Nashland, LLC.

WITNESS my hand, at office, in ~~Nashville~~ Portland Oregon, ~~Tennessee~~, this 4 day of May, 2015.

OFFICIAL STAMP
TERRI LYNN SEARING
NOTARY PUBLIC-OREGON
COMMISSION NO. 925812
MY COMMISSION EXPIRES MARCH 10, 2018

Terri Lynn Searing
Notary Public
My Commission Expires: 3-10-18

{AFFIX NOTARY STAMP/SEAL ABOVE}

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being **Lot 2**, as shown on the map entitled Revision to Preliminary & Final Plat of the Re-Sub of Lots 1, 2, 3 and 4 of the Second Revision of Hobbs Height, of record in Instrument No. 20061120-0143838, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Aspen Nashland, LLC, an Oregon limited liability company, by deeds of record as Instrument Nos. 20041129-0141315, Instrument No. 20041129-0141319, Instrument No. 20041129-0141320, Instrument No. Instrument No. 20061122-0144980 and Instrument No. 20061122-0144991, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2015, and subsequent years.

2. Matters shown on the Plan of record in Instrument No. 20061120-0143808, Davidson County Register's Office.

3. 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. 20061122-0144972, and acknowledgement of turnover of record in Instrument No. 20130415-0037315, said Register's Office.

4. Easement for right-of-way for free and unobstructed passage of aircraft of record in Book 4044, page 10, amended in Book 4744, page 829, said Register's Office.

5. Grant of easement for right-of-way of record in Book 5314, page 730, said Register's Office.

6. Agreement for a permanent easement for a pipeline right-of-way of record in Book 5934, page 55, Book 5934, page 73, and in Book 5934, page 73, said Register's Office.

7. Stormwater Detention Agreement of record as Instrument No. 20060503-0051305, and in Instrument No. 20060503-0051306, said Register's Office.

8. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions and Easements for Hobbs Heights of record as Instrument No. 20061122-0144972, said Register's Office.

9. Easements as set forth in the Declaration of Covenants, Conditions and Restrictions and Easements for Hobbs Heights of record in Instrument No. 20061122-0144972, said Register's Office.

10. An ALTA/ACSM Land Title Survey by Robert M. Searson, TN RLS No. 1666 with Littlejohn Engineering dated February 19, 2015, last revised April 10, 2015, Job No. 20141504, shows the following matters:

    a. 8" sanitary sewer located in the southern portion of the property;

    b. Detention Pond located in the western portion of the property;

    c. 15' public utility electric easement located in the northern portion of the property;

    d. Overhead power line located in the eastern portion of the property;

    e. Billboard located in the northwestern portion of the property with underground electric generally running East to West in the central portion serving said billboard; and

    f. Sign post located in the eastern portion of the property.