FROM: MFP Real Estate, LLC

TO: Sulphur Dell Land, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Sulphur Dell Land, LLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201	Same	Map: 82-13 Parcels: 405, 406, 326, 321 339, 394, 327

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,000,000.00

Affiant

Sworn to and subscribed before me, this 29 day of June, 2015.

Notary Public

My Commission Expires:

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

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

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, **MFP Real Estate, LLC, a Delaware limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Sulphur Dell Land, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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

This is unimproved property located near 3rd and Monroe, Nashville, Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans: T20150052477 DEEDWARRSP
Recvd: 06/30/15 11:41 4 pgs
Fees: 23.00 Taxes: 22200.00
20150630-0062982

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 above), 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 29th day of June, 2015.

SELLER: MFP Real Estate, LLC,
a Delaware limited liability company

By: _____
John F. Triggs, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John F. Triggs, 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 Authorized Agent of MFP Real Estate, LLC, the within named bargainor, a Delaware limited liability company and that he as such Authorized Agent, 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 Authorized Agent.

Witness my hand and seal at office in Nashville, Tennessee, this the 29 day of June, 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

TRACT I

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision of Sulphur Dell Ballpark, of record in Instrument No. 20150414-0032948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MFP REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20131231-0121012, Instrument No. 20131231-0121013, and in Instrument No. 20150427-0037658, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Resubdivision of Sulphur Dell Ballpark, of record in Instrument No. 20150414-0032948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MFP REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20131223-0128975, Instrument No. 20131223-0128976, Instrument No. 20150427-0037658, and in Instrument No. 20150427-0037660, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Instrument No. 20150414-0032948, Register's Office for Davidson County, Tennessee.

3. Easements retained Metro Council Bill No. 88-349 which closes, vacates and abandons Criddle Street.

4. Notice of Land Use Restrictions of record in Instrument No. 20121113-0104378, said Register's Office.