BILL GARRETT, Davidson County
Trans:T20150054600 DEEDWARR
Recvd: 07/07/15 10:48 7 pgs
Fees:38.00 Taxes:30845.98
20150707-0065640

THIS INSTRUMENT WAS PREPARED BY:
Hugh Kendall (BPR #001278)
The Kendall Law Firm PLC
1200 Premier Drive, Suite 220
Chattanooga, Tennessee 37421-3743
Tel. 423.499.9863
Fax 423.894.0682

AFTER RECORDING THIS DOCUMENT SHOULD BE RETURNED TO:
Chicago Title Insurance Company
6840 Carothers Parkway, Suite 200
Franklin, Tennessee 37067
Tel. 615.224.7400
Fax 615.224.7401

NAME AND ADDRESS OF THE NEW OWNER:
SL II Nashville Baseball Site LLC
c/o Spectrum Properties Residential, LLC
201 S. Tryon Street, Suite 550
Charlotte, North Carolina 28202
SEND TAX BILLS TO:
SL II Nashville Baseball Site LLC
c/o Spectrum Properties Residential, LLC
201 S. Tryon Street, Suite 550
Charlotte, North Carolina 28202

TAX MAP PARCEL NUMBERS:
082-13-361; 082-13-362; 082-14-005; 082-14-081; 082-14-085; and 082-14-086;

WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, NASHVILLE UNION STOCKYARD RESTAURANT CO., INC., a Tennessee corporation (the "Grantor"), does hereby grant, bargain, sell, transfer, and convey the real property described on **EXHIBIT A** attached to and made a part of this deed unto SL II NASHVILLE BASEBALL SITE LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns.

To have and to hold the said property, together with all improvements thereon and appurtenances thereto, unto the Grantee, its successors and assigns, forever in fee simple.

The Grantor warrants and represents to the Grantee, its successors and assigns, that the Grantor is lawfully seized and possessed in fee of said property; that the Grantor has full and lawful right, power, and authority to sell and convey the same; that the title thereto is clear, free, and unencumbered, except as set forth on **EXHIBIT A**; and that the Grantor will forever warrant and defend the title thereto against all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this deed and has delivered it on June 23rd, 2015.

NASHVILLE UNION STOCKYARD RESTAURANT CO., INC.

By_____
Bharathbhai (Robert) Patel, President

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, a Notary Public in and for this State and County, Bharathbhai (Robert) Patel, known to me by personal acquaintance, or proved to me on the basis of satisfactory evidence, to be the President of NASHVILLE UNION STOCKYARD RESTAURANT CO., INC., the entity named in and which executed the foregoing instrument, and who acknowledged that he executed the foregoing instrument as such officer, for and on behalf of the entity, being authorized to do so, for the purposes stated therein.

Witness my hand on JUNE 23, 2015.

DARLENE MILAM
COMM. #1970665
Notary Public - California
Alameda County
My Comm. Expires Feb. 26, 2016

Darlene Milam
Notary Public
My commission expires Feb 26 2016

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBERG

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $8,336,752.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephen M. McClure, Affiant

Sworn to and subscribed before me on June 25, 2015.

Notary Public
My commission expires My commission expires May 9, 2016

INGER M.K. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
To Warranty Deed

Tract 1 (TAX MAP 82-13 PARCEL 361):

Being a tract of land known as Lot 2 Plat of Section Two Stockyards Business Center as recorded in Plat Book 6200, Page 816, Register's Office of Davidson County (RODC), being in the central portion of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by the Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, RODC, and Metropolitan Government as recorded in Book 11027, Page 558, RODC; bounded on the west by the Right of Way (ROW) of 3rd Avenue North; bounded on the north by Premier Parking of Tennessee, LLC, as recorded in Instrument Number 201406300057369, RODC, and Lot 2 of said Plat Bradshaw Properties, L.L.C. as recorded in Instrument Number 200205200061638, RODC; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the southwest corner of said Lot 2 and the northwest corner of said Metropolitan Government, lying on the easterly margin of 3rd Avenue North (49.5' ROW); thence with said ROW of 3rd Avenue North with the following: North 27°05'18" West 71.17 feet to a point; thence leaving said ROW North 62°42'28" East 144.57 feet to a point; thence South 27°00'32" East 18.67 feet to a point; thence North 62°49'28" East 146.88 feet to a point lying on the westerly ROW of said 2nd Avenue North; thence with said ROW South 27°12'50" East 49.49 feet to a point; thence leaving said ROW South 43°04'28" West 156.84 feet to a point; thence South 27°00'32" East 5.34 feet to a point; thence South 62°42'28" West 19.91 feet to a point; thence South 37°18'17" West 10.16 feet to a found PK nail; thence North 26°59'59" West 62.53 feet to a found 1/2 inch iron rod; thence South 61°17'45" West 115.07 feet to the point of beginning.

Tract contains 22,930 square feet or 0.53 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co., Inc., by Quitclaim Deed of record in Book 11607, page 708, Register's Office for Davidson County, Tennessee.

Tract 2 (TAX MAP 82-13 PARCEL 362):

Being a tract of land in the central portion of Davidson County, being Lot No. 1 in the Subdivision of Lot No. 23, Balch & Whiteside's Addition, as recorded in Minute Book "H", Page 324, County Court of Davidson County, and the south 1.46 feet of the north 142 feet of Lot No. 23 in Balch & Whiteside's Addition, as recorded in Minute Book "D", Page 734, of the Circuit Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Right of Way (ROW) of Whiteside Avenue; bounded on the west by ROW of 3rd Avenue North; bounded on the north by The Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, Register's Office of Davidson County, (RODC); and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 5864, Page 881, RODC. Tract being described as follows:

POINT OF BEGINNING being the intersection of the northerly ROW of said Whiteside Avenue and the easterly ROW of said 3rd Avenue North; thence with said ROW of 3rd Avenue North with the following: North 27°05'18" West 175.26 feet to a point; thence leaving said ROW North 36°18'36" East 53.74 feet to a point; thence North 63°10'22" East 20.00 feet to a found 1/2 inch iron rod; thence North 63°46'12" East 75.89 feet to a point; thence South 26°21'17" East 126.09 feet to a point; thence South 19°15'44" East 71.92 feet to a point lying on the northerly ROW of said Whiteside Avenue; thence with said ROW South 62°34'48" West 132.52 feet to the point of beginning.

Tract contains 27,433 square feet or 0.63 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co., Inc., by Quitclaim Deed of record in Book 11607, page 708, Register's Office for Davidson County, Tennessee.

Tract 3 (TAX MAP 82-14 PARCEL 5):

Being a tract of in the central portion of Davidson County, being part of Lots 22 and 24 of Balch and Whiteside's Addition to Nashville, as of record in Minute Book "D", Page 734, Circuit Court of Davidson County, also being part of Lots 1, 2, and 3 of the subdivision of Lot 22 on Balch and Whiteside's Addition to the City of Nashville, as of record in Minute Book "H", Page 324, County Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Right of Way (ROW) of Whiteside Avenue; bounded on the west by Nashville Union Stock Yard Restaurant Co. Inc. as recorded in Book 11607, Page 708, Register's Office of Davidson County, (RODC); bounded on the north by The Metropolitan Government of Nashville and Davidson County as recorded in Book 11173, Page 904, RODC; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the intersection of the westerly ROW of said 2nd Avenue North and the Northerly ROW of said Whiteside Avenue; thence with said ROW of Whiteside Avenue with the following: South 62°34'48" West 159.80 feet to a point; thence leaving said ROW North 19°15'44" West 71.92 feet to a point; thence North 26°21'17" West 126.09 feet to a point; thence South 63°46'12" West 75.89 feet to a found 1/2 inch iron rod; thence North 36°54'54" East 248.77 feet to a found 5/8 inch iron rod lying on the westerly ROW of said 2nd Avenue North; thence with said ROW South 27°12'50" East 306.58 feet to the point of beginning.

Tract contains 42,147 square feet or 0.97 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record in Book 5864, page 881, Register's Office for Davidson County, Tennessee.

Tract 4 (TAX MAP 82-14 PARCEL 81):

Being a tract of land in the central portion of Davidson County, being part of Lot 20 on the Plan of Balch & Whiteside's Addition to the City of Nashville, as recorded in Minute Book "D", Page 374, Circuit Court of Davidson County, lying in the 19th Council District of Nashville,

Tennessee. Bounded on the south by Hughie Morris as recorded in Book 10576, Page 895, Register's Office of Davidson County, (RODC); bounded on the west by Right of Way (ROW) of 3rd Avenue North, bounded on the north by ROW of Whiteside Avenue; and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 9468, Page 907, RODC. Tract being described as follows:

POINT OF BEGINNING being the intersection of the easterly ROW of said 3rd Avenue North and the southerly ROW of said Whiteside Avenue; thence with said ROW of Whiteside Avenue with the following: North 62°34'48" East 120.53 feet to a found iron rod having a BWSC cap; thence leaving said ROW South 38°37'22" East 2.14 feet to a point; thence South 27°06'36" East 66.26 feet to a point; thence South 62°52'23" West 120.70 feet to a point lying on the easterly ROW of said 3rd Avenue North; thence with said ROW North 27°19'33" West 67.74 feet to the point of beginning.

Tract contains 8,222 square feet or 0.19 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record as Instrument No.20061214-0154500, Register's Office for Davidson County, Tennessee.

Tract 5 (TAX MAP 82-14 PARCEL 85)

Being a tract of land being in the central portion of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Tennessee Education Association as recorded in Book 8167, Page 494, Register's Office of Davidson County, (RODC); bounded on the west Hughie Morris as recorded in Book 10576, Page 895, RODC and Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Instrument Number 200612140154500, RODC; bounded on the north by Right of Way (ROW) of Whiteside Avenue; and bounded on the east by Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 5902, Page 600, RODC. Tract being described as follows:

POINT OF BEGINNING lying on the southerly margin of said Whiteside Avenue (49.5' ROW), and being 145.94 feet southwest from the intersection of said ROW and the westerly ROW of 2nd Avenue North; thence leaving said ROW with the following: South 27°31'19" East 265.74 feet to a point; thence South 62°51'34" West 25.00 feet to a point; thence North 27°37'00" West 197.26 feet to a point; thence North 27°06'36" West 66.26 feet to a point, thence North 38°37'22" West 2.14 feet to a found iron rod having a BWSC cap lying on the southerly margin of said Whiteside Avenue (49.5' ROW); thence with said ROW North 62°34'48" East 25.26 feet to the point of beginning.

Tract contains 6,680 square feet or 0.15 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record in Book 9468, page 907, Register's Office for Davidson County, Tennessee.

Tract 6 (TAX MAP 82-14 PARCEL 86 and PART of PARCEL 85)

Being a tract of land in the central portion of Davidson County, being a portion of Lots 18, 19, and 20, and all of Lot 21 on the Plan of Balch & Whiteside's Addition to Nashville, as recorded in Minute Book "D", Page 734, Circuit Court of Davidson County, lying in the 19th Council District of Nashville, Tennessee. Bounded on the south by Tennessee Education Association as recorded in Book 8167, Page 494, Register's Office of Davidson County, (RODC); bounded on the west Nashville Union Stock Yard Restaurant Co., Inc. as recorded in Book 9468, Page 907, RODC; bounded on the north by Right of Way (ROW) of Whiteside Avenue; and bounded on the east by ROW of 2nd Avenue North. Tract being described as follows:

POINT OF BEGINNING being the intersection of the westerly ROW of said 2nd Avenue North and the southerly ROW of said Whiteside Avenue; thence with said ROW of 2nd Avenue North with the following: South 27°12'50" East 266.45 feet to a fence post; thence leaving said ROW with a fence line South 62°51'34" West 169.51 feet to a fence post; thence North 27°37'00" West 104.71 feet to a fence post; thence North 59°55'11" East 23.77 feet to a fence post; thence North 28°56'20" West 43.01 feet to a fence post; thence North 38°32'55" West 116.91 feet to a point; thence North 38°37'22" West 2.14 feet to a found iron rod with BWSC cap lying on the southerly margin of said Whiteside Avenue ROW; thence with said ROW North 62°34'48" East 171.20 feet to the point of beginning.

Tract contains 42,992 square feet or 0.99 acres.

Being the same property conveyed to Nashville Union Stock Yard Restaurant Co. Inc., by Deed of record in Book 5902, page 600, Register's Office for Davidson County, Tennessee.

The building located on the property has a street address of 901 Second Avenue, North, Nashville, Tennessee.

The sources of the Grantor's interest in the property are a Quitclaim Deed of record in Book 11607, page 708, a Deed of record in Book 5864, page 881, a Deed of record as Instrument No.20061214-0154500, a Deed of record in Book 9468, page 907, and a Deed of record in Book 5902, page 600, in the Register's Office of Davidson County, Tennessee.

The source of the legal description of the property used in this deed is the Survey of Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, 1935 21st Avenue, South, Nashville, TN 37212, dated May 8, 2014, updated to May 26, 2015, Project No. 20140180.