OWNER/RESPONSIBLE TAXPAYER:
Carden Rentals, LLC
114 Wiltshire Dr.
Oak Ridge, TN 37830
Tax I.D. No. 034-02-0-099.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 143180 (JHH)

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 6th day of August, 2015, between RIVERGATE PARTNERS, LLC, a Tennessee limited liability company, First Party, and CARDEN RENTALS, LLC, a Tennessee limited liability company, Second Parties:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in Davidson County, Tennessee, and being Lot No. 2A as shown on the Final Plat of the Resubdivision of Lots 1A and 2, Rivergate Square 2nd Revision, recorded as Instrument No. 20141215-0114376, in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

TOGETHER WITH the easements as set out on the plat recorded as Instrument No. 20141215-0114376, in the Davidson County Register's Office.

TOGETHER WITH the easements set forth in the Restrictions and Easement Agreement dated November 17, 2014, and recorded as Instrument No. 20141117-0105853, in the Davidson County Register's Office.

BEING the same property conveyed to Rivergate Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGuffin Partners, a Tennessee general partnership, dated August 6, 2014, and recorded as Instrument No. 20140806-0070769, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

Davidson County DEEDWARR
Recvd: 08/07/15 14:08 5 pgs
Fees:28.00 Taxes:10461.53
20150807-0079015

This conveyance is made subject to 2015 taxes, which shall be prorated as of the date of closing and which Second Parties assume and agree to pay, and the matters set forth on Exhibit "A" attached.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Rivergate Partners, LLC

By: _____

Title: PRESIDENT

STATE OF Tennessee

COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael T. McGuffin, 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 President of RIVERGATE PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at office this 4th day of August, 2015.

_____
Notary Public

My Commission Expires

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 2,827,440.00.

Affiant

Subscribed and sworn to before me this 7th day of August, 2015.

Notary Public

My Commission Expires: 4-24-2017

SUZETTE BYRD
NOTARY PUBLIC
STATE OF TENNESSEE
BLOUNT COUNTY

EXHIBIT "A"

1. Matters depicted or disclosed by map recorded as Instrument No. 20141215-0114376, in the Davidson County Register's Office.

2. Sewer easement granted to Metropolitan Government of Nashville and Davidson County recorded in Book 6065, page 113, in the Davidson County Register's Office.

3. Rights in common areas as contained in the Lease as evidenced by Memorandum of Lease from Rivergate Partners, LLC, to Pollo Operations, Inc., dated August 4, 2014, and recorded as Instrument No. 20140821-0076259, in the Davidson County Register's Office.

4. Restrictions and Easement Agreement dated November 17, 2014, and recorded as Instrument No. 20141117-0105853, in the Davidson County Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20140605-0048882, in the Davidson County Register's Office.

6. Declaration of Restrictions and Covenants form Stormwater Facilities and Systems recorded as Instrument No. 20141208-0112255, in the Davidson County Register's Office.

True Copy Certification

I, Joseph H. Huie, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Joseph H Huie
Signature

State of TENN

County of KNOX

Personally appeared before me, Sandra Bright, a notary public for this county and state, Joseph H. Huie who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Bright
Notary's Signature

My Commission Expires: 2/5/2017
Notary' Seal (if on paper)

