BILL GARRETT, Davidson County
Trans:T20150070500 DEEDWARRSP
Recvd: 08/20/15 15:45 5 pgs
Fees:28.00 Taxes:32560.00
20150820-0084215

SPECIAL WARRANTY DEED

FROM: McRedmond Partners, LLC

TO: LC Germantown, LLC

This instrument was prepared by:

Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201
Attn: Michael D. Roberts

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number
LC Germantown, LLC 230 West Street, Suite 200 Columbus, OH 43215 Attn: Accounting Department	Same	Map 82-9 Parcel 375

STATE OF OHIO)
COUNTY OF FRANKLIN)

The actual consideration for this transfer is $8,800,000.00

Michael J. DeAscentis II, CEO
Affiant

Sworn to and subscribed before me, this 18th day of August, 2015.

My Commission Expires:

Notary Public

NOTARIAL SEAL
MARIA J. GARGRAVE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R.C.
STATE OF OHIO

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, McRedmond Partners, LLC, a Tennessee limited liability company (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto LC Germantown, LLC, an Ohio limited liability company (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), 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 at 1226 Second Avenue North, Nashville, 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.

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.

[remainder of page intentionally blank]

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of August, 2015.

SELLER:

MCREDMOND PARTNERS, LLC,
a Tennessee limited liability company

By: Kathy Grainger

Title: Secretary / Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Crosby the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kathy Grainger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged her self to be Secretary/Treasurer of MCREDMOND PARTNERS, LLC, the within named bargainor, a limited liability company, and that as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by her self as secretary/treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 2015.

Ashley Crosby
Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

EXHIBIT A

PROPERTY DESCRIPTION

The land is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, bounded on the north by Monroe Street, the east by First Avenue North, the south by Madison Street and on the west by Second Avenue North, being Lots Nos. 23, 24, 25 and 26 shown on the Plan of Hugh W. McGavock's Addition of record in Book 21, Page 77, Register's Office, Davidson County, Tennessee, and Lots Nos. 38, 39, 40, 57, 58, 59 and 60 shown on the Plan of H. W. McGavock's Addition of record in Book 17, Page 640, said Register's Office and that portion of Alley No. 222, now closed, by Metropolitan Council Bill No. 82-886, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Second Avenue North and the northerly margin of Madison Street; thence, with said margin of Second Avenue North N 30° 21' W 569.00 feet to the southerly margin of Monroe Street; thence, with said margin of Monroe Street N 59° 41' 20" E, 365.32 feet to the westerly margin of First Avenue North; thence, with said margin of First Avenue North S 30° 21' 39" E, 567.88 feet to the northerly margin of Madison Street; thence, with said margin of Madison Street S 59° 30' 48" W, 365.32 feet to the point of beginning, containing 207.662 square feet or 4.77 acres, more or less.

Being part of the same property conveyed to MCREDMOND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by special warranty deed from AMSOUTH BANK, AN ALABAMA STATE BANKING CORPORATION of record in Instrument No. 20030205-0015670, dated January 31, 2003, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8388, Page 682, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2015.

2. Permanent Easements for Sanitary Sewers and/or Storm Drainage of record in Book 5866, Page 1, said Register's Office.