THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27549-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SLS Services, LLC 2426 Winford Avenue Nashville, TN 37211-2146	New Owner	094-00-0-160-00

BILL GARRETT, Davidson County
Trans:T20150085806 DEEDWARR
Recvd: 10/08/15 09:21 4 pgs
Fees:23.00 Taxes:2590.00
20151008-0102621

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ROCKPILE, LTD., a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **SLS SERVICES, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th Day of October, 2015.

ROCKPILE, LTD., a Tennessee general partnership

By: Walter G. Knestrick
Name: Walter G. Knestrick
Its: General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Walter G. Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of ROCKPILE, LTD., a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said general partnership.

WITNESS my hand, at office this 7th Day of October, 2015.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/8/2019

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this
7th Day of October, 2015.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being a part of Tract 4 on a survey of A & A Engineers, Inc., of Riverhills Industrial Park, dated November 1, 1979, as follows:

BEGINNING at a point in the westerly margin of Spence Lane, being the Northeast corner of property conveyed to Mike Rose Foods, Inc., by deed from Don H. Ware of record in Book 5838, Page 715, Register's Office for Davidson County, Tennessee; thence, along said westerly margin of said Spence Lane in a northerly direction 409.96 feet to an iron pin; thence, leaving said margin South 76° 29' 24" West 603.21 feet to an iron pin found in the easterly right of way line of the CSX Railroad (aka Louisville and Nashville Railroad); thence, with said right of way line South 24° 54' East 551.91 feet to the Northwest corner of property conveyed to Mike Rose Foods, Inc. by deed as aforesaid; thence, with the northerly line of property conveyed to Mike Rose Foods, Inc. which is also the northerly line of a Tennessee Valley Authority transmission line easement (100 feet wide) North 61° 53' East 521.97 feet to the point of BEGINNING being an iron pin found at the intersection of the westerly right of way line of Spence Lane (60 feet wide) and the northerly line of said Tennessee Valley Authority transmission line easement (100 feet wide) and containing 6 acres more or less.

Included in the foregoing but specifically excluded from this conveyance is the real property containing approximately 0.57 acres previously conveyed by Robert N. Gregory, Trustee to Mike Rose Foods, Inc. by deed of record in Book 7222, Page 455, Register's Office for Davidson County, Tennessee, described therein as follows, to wit:

LAND in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the westerly right of way line of Spence Lane (60 feet wide) and the northerly line of a Tennessee Valley Authority transmission line easement (100 feet wide), said point being the easterly corner of that parcel of land conveyed to Mike Rose Foods, Inc. of record in Book 5838, Page 715; thence, with said northerly TVA easement line, South 61° 47' 00" West 552.51 feet to an iron pin found in the easterly right of way line of the CSX Railroad (aka Louisville and Nashville Railroad); thence, with said right of way line, North 24° 54' 00" West 91.68 feet to an iron pin set; thence, a new line of division, North 71° 21' 51" East 524.99 feet to an iron pin set in the aforesaid westerly right of way line of Spence Lane; thence, with said right of way line, South 21° 53' 00" East 4.18 feet to the point of BEGINNING and containing 0.57 of an acre of land.

The above described property is not a building site. The property is conveyed to the adjoining property owner for the purpose of enabling said property owner to expand its driveway serving its existing building. This parcel may not be sold as a separate parcel. It may only be sold together with that parcel of land conveyed to Mike Rose Foods, Inc. of record in Book 5838, Page 715 unless a subdivision plan of the entire property is recorded and approved by the Metropolitan Nashville and Davidson County Planning Commission.

BEING part of the same property conveyed to Robert N. Gregory, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without joinder of any beneficiary by Installment Deed dated February 7, 1986 from Don H. Ware (being married, but subject property is not a residence and his principal residence is maintained elsewhere) of record in Book 6780, Page 926 and Deed of Correction dated January 25, 1987, of record in Book 7130, Page 503, Register's Office for Davidson County, Tennessee, and all of the same property conveyed to Robert N. Gregory, Trustee, by Quitclaim Deed dated September 29, 1988 from Don Harvey Ware, Jr. and Michael Scott Ware, of record in Book 7687, Page 297, said Register's Office and further conveyed to Rockpile, Ltd., a Tennessee general partnership, whose partners are Robert N. Gregory and Walter G. Knestrick by Quitclaim Deed dated June 15, 2004 from Robert N. Gregory, Trustee, with full power to convey without the necessity of the joinder of any beneficiary, of record in Instrument No. 20040615-0070290, said Register's Office. Subject to the Restated General Partnership Agreement, of record in Instrument No. 20040826-0103239, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 094-00-0-160-00.

2. Easements to Tennessee Power Company, of record in Book 437, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easements, of record in Book 1163, Page 167; Book 1174, Page 42 and Book 1291, Page 115, said Register's Office.

4. Deeds of Conveyances for Water Mains and Sewer Lines, of record in Book 4692, Page 833 and Book 4816, Page 418, said Register's Office.

5. Memorandum of Lease Agreement by and between Rockpile, Ltd. and TowerCo Assets, LLC, of record in Instrument No. 20090413-0032853, said Register's Office. (Deed of Trust by SBA 2012 TC Assets, LLC f/k/a TowerCo Assets, LLC, to Frank Alvstad, Trustee, to secure to Deutsche Bank Trust Company Americas, in the amount of $17,290,000.00, of record in Instrument No. 20131003-0103874, dated April 18, 2013, and amended in Instrument No. 20131003-0103879 and Instrument No. 20150129-0008393, said Register's Office.)

6. Assignment and Assumption of Ground Lease, as of record in Instrument No. 20090331-0028769, said Register's Office.

7. Easement Agreement by and between Rockpile, Ltd. and SBA 2012 TC Assets, LLC, as of record in Instrument No. 20130718-0074326, said Register's Office.

8. Easement Deed by Court Order In Settlement of Landowner Action to U.S. Sprint Communications Company, of record in Instrument No. 20140114-0003778 and Affidavit, of record in Instrument No. 20140416-0031703, said Register's Office.

9. Title to that portion of the premises embraced within the bounds of the Chartered Railroad Right of Way.