(1)

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FROM: J&L AIRPORT PARKING, LLC

TO: PAVE NASHVILLE, LLC,
CT TIC MEMBER, LLC,
TIMBER LANE LLC, and
GREENSWITCH AMERICA, INC.,
as tenants in common

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

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
PAVe Nashville, LLC CT TIC Member, LLC Timber Lane LLC Greenswitch America, Inc. c/o ProPark, Inc. One Union Place Hartford, CT 06103	Same	135-01-0-101.00 and 135-01-0-102.00

BILL GARRETT, Davidson County
Trans:T20150093374 DEEDWARRSP
Recvd: 11/02/15 15:47 7 pgs
Fees:38.00 Taxes:20202.00
20151102-0111596

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is [$5,460,000.00].

Affiant

Sworn to and subscribed before me, this 30th day of October, 2015.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, J&L Airport Parking, LLC, a Tennessee limited liability company (hereinafter called the "Grantor") by these presents does transfer, sell and convey unto PAVe Nashville, LLC, a Delaware limited liability company, CT TIC Member, LLC, a Connecticut limited liability company, Timber Lane LLC, a Connecticut limited liability company, and Greenswitch America, Inc., a Delaware corporation, as tenants in common (hereinafter collectively called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of 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 improved property located at 1671 Murfreesboro Road, City of Nashville, Davidson County, Tennessee 37217.

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

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (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, Grantor has caused this deed to be executed effective as of the 30 day of OCTOBER, 2015.

GRANTOR: J&L AIRPORT PARKING, LLC,
a Tennessee limited liability company

By: _____

Title: CHIEF MANAGER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON

Before me, G. PHILIP ANDERSON, a Notary Public in and for the County and State aforesaid, personally appeared JR FRALEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the CHIEF MANAGER of J&L Airport Parking, LLC, a Tennessee limited liability company, the within named bargainor, a _____, and that he/~~she~~ as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/~~herself~~ as CHIEF MANAGER

Witness my hand and seal at office in BRENTWOOD, TENNESSEE, this 30 day of OCTOBER, 2015.

_____
Notary Public

My Commission Expires: 6·21·2016

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Tract 1 - 1671 Murfreesboro Pike, Nashville, Tennessee 37217

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Reserved Parcel 1 on the plat of Town Park Estates, as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and a portion of which is shown as Reserved Parcel "A" on the plat of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 13, 1983, revised September 9, 1983, updated August 4, 1986, and revised September 18, 1986, as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Citation Drive, said iron pin being the southeast corner of Lot No. 203 as shown on the plan of Town Park Estates as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Parcel 352 on Tax Map 135, conveyed to Milton Grossman, Trustee, by deed of record in Book 5562, page 553, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described tract and Milton Grossman, Trustee, North 13°43'43" E., 572.69 feet to an existing concrete highway monument (broken) on the southerly right-of-way line of Murfreesboro Pike, U.S. 41 and 70-S, said concrete highway monument being the point of curve of Murfreesboro Road at Hwy. Sta. 303 +70.3; thence, with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3750'), southeasterly a distance of 519.97 feet to an existing concrete highway monument (broken) and having a chord bearing and distance of S 62°26'59" E., 519.556 feet; thence, with an offset in the right-of-way line of Murfreesboro Pike N 36°11'51" E., 10.00 feet to an existing concrete highway monument (broken); thence, continuing with the southerly right-of-way line of Murfreesboro Pike with a curve to the right (radius 3760'), southeasterly a distance of 43.65 feet to an existing iron pin at the northwesterly corner of Lot No. 1 on the plan of Section III Town Park Estates as of record in Book 4060, page 161, Register's Office for Davidson County, Tennessee, and having a chord bearing and distance of S 60°29'56" E., 43.646 feet; thence, with the westerly line of Lot No. 1 Town Park Estates, Section III, South 34°48'13" West, 150.07 feet to an existing iron pin; thence with the southerly line of Lot Number 1, S 56°15'44" E., 175.18 feet to an existing iron pin on the westerly right-of-way line of Town Park Drive; thence, with the westerly right-of-way line of Town Park Drive, S. 34°57'00" W., 178.81 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 25.00'), southwesterly a distance of 39.27 feet to an iron pin set on the northerly right-of-way line of Citation Drive and having a chord bearing and distance of S 79°57'00" W., 35.355 feet; thence, with the northerly right-of-way line of Citation Drive N 55°03'00" W., 146.21 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 371.61') southwesterly a distance of 475.33 feet to the point of beginning and having a chord bearing and distance of S 88°18'24" W., 443.586 feet, containing 234,028 sq. ft. or 5.373 acres, more or less.

Being the same property conveyed to J & L Airport Parking, LLC, a Tennessee limited liability company by deed from Amy Smith, Attorney, Trustee, dated June 28, 2007, of record in Instrument No. 20070629-0078147, said Register's Office.

Tract 2 - 1723 Old Murfreesboro Pike, Nashville, Tennessee 37217

EXHIBIT "A"
LEGAL DESCRIPTION

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 104) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at iron rod (new) on the northerly right-of-way line of Murfreesboro Pike (US 70 South /41), said rod being at the intersection of said northerly right-of-way line and the southeasterly right-of-way line of Town Park Drive; thence, following said southeasterly right-of-way line north 31 degrees 28 minutes 16 seconds east 62.35 feet to an iron rod (new) on the southerly right-of-way line of Old Murfreesboro Pike; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds East 357.77 feet to a point, said point being on the westerly line of a tract of land conveyed to Millard Gotto and Clare E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line of said Gotto Property south 03 degrees 32 minutes 29 seconds west 150.45 feet to a point on northerly right-of-way line of Murfreesboro Pike; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 17.87 feet to iron rod (new), thence, south 31 degrees 28 minutes 16 seconds west 15.00 feet to an iron rod (new); thence, north 58 degrees31 minutes 48 seconds west 400.00 feet to the point of beginning.
Containing 42,001.86 square feet or 0.96 acres.

Excepting therefrom, all that portion thereof, which may lie within the bounds of that tract of land conveyed to the State of Tennessee, in fee simple, by deed recorded in Book 8626, page 713, said Register's Office.

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being a separate parcel 102) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at an iron rod (old) on the southerly right-of-way line of Old Murfreesboro Pike said rod being south 72 degrees 21 minutes 54 seconds East 508.55 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said rod also being a point on the easterly line of property conveyed to Millard Gotto and Clara E. Gotto, wife, as of record in Deed Book 4766, page 401 in the Register's Office for Davidson County, Tennessee; thence following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 319.63 feet to an iron rod (old), being a point on the westerly line of property conveyed to E. Wayne Wilkerson, et al as of record in Deed Book 8517, page 942 in the Register's Office for Davidson County, Tennessee; thence, following the westerly line at said Wilkerson Property south 01 degrees 43 minutes 12 seconds east 245.46 feet to an iron rod (old) on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41); thence following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 161.78 feet to an iron rod (new); thence, south 70 degrees 10 minutes 40 seconds west 51.26 feet to an iron rod (new); thence, north 58 degrees 31 minutes 48 seconds west 155.84 feet to an iron rod (old), being a point on the easterly line of the aforementioned Gotto Property; thence, following the east line of said Gotto Property north 02 degrees 06 minutes 46 seconds east 193.88 feet to the point of beginning.

Containing 68,338.09 square feet or 1.57 acres.

Excepting therefrom, all that portion thereof which lies within the bounds of that tract of land conveyed in fee simple to the State of Tennessee by deed recorded in Book 8564, page 314, said Register's Office.

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 102 (and formerly being Parcel 103) on County Property Map 135, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 17, 1998, as follows:

Beginning at a point on the southern right-of-way line of Old Murfreesboro Pike said point being south 72 degrees 21 minutes 54 seconds east 357.77 feet from the intersection of said southerly right-of-way line and the southeasterly right-of-way line of Town Park Drive, said point also being the northeast corner of a portion of the land inherited by Dorothy McLaughlin Ford, James Patrick Harrigan and Steven F. Harrigan, as of record in Deed Book 6876, page 611 in the Register's Office for Davidson County, Tennessee; thence, following said southerly right-of-way line south 72 degrees 21 minutes 54 seconds east 150.78 feet to an iron rod (old), being the northwest corner of property conveyed to Nell A. Barnes, as of record in Deed Book 9590, page 356 in the Register's Office for Davidson County, Tennessee; thence following the westerly line of said Barnes Property south 02 degrees 06 minutes 46 seconds west 193.86 feet to an iron rod (Old) being on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41) said rod also being the southwest corner of said Barnes Property; thence, following said northerly right-of-way line north 58 degrees 31 minutes 48 seconds west 170.99 feet to a point, said point being the southeast corner of the aforementioned Dorothy McLaughlin Ford, et al property; thence, following the easterly line of said Ford et al Property north 03 degrees 32 minutes 29 seconds east 150.45 feet to the point of beginning.

Containing 25,448.40 square feet or 0.58 acres.

Being the same property conveyed to J & L Airport Parking, LLC, a Tennessee limited liability company, by deed from Joseph V. Russell, dated June 27, 2007, of record in Instrument No. 20070629-0078146, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

EXCEPTION FOR 1671 MURFREESBORO PIKE

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 135-01-0-101.00 and 135-01-0-102.00.

2. Restrictive covenants contained in an instrument of record in Book 3400, page 120, as amended in Book 3436, page 43, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Easement for sewer and/or storm drainage set forth in an instrument of record in Book 4308, Page 634, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

4. Easements for construction and maintenance of sewer line set forth in an instrument of record in Book 5973, page 720, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

5. Rights of the public in general in and to the cemetery located with the bounds of the property and as shown on the survey of the property by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015, together with the rights of ingress and egress there to/from Citation Drive.

6. The following matters as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

   (i) Overhead public utility lines cross the southeast corner of the property and in two places along the south property line along Citation Drive rightofway.
   (ii) A storm water detention pond is located in the southwest corner of the site.

7. Joint access easement which benefits the property in the northeast corner of Lot No. 1 in Murfreesboro Road Business Center of record in D.B. 6709, page 861, said Register's Office.

EXCEPTION FOR 1723 MURFREESBORO PIKE

8. Right of way and transmission line easements to American Telephone & Telegraph Co., Contained in an instrument of record in Book 1229, page 2, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

9. Sewer and/or storm drainage easements set forth in an instrument of record in Book 4767, Page262, and Book 8573, page 350, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

10. Easement for sewer, storm drainage, water mains & appurtenances line set forth in an instrument of record in Book 6342, page 374, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

11. Slope easements set forth in an instrument of record in Book 8564, page 314, and Book 8626, Page 713, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

12. Storm water detention agreement set forth in an instrument of record in Book 11752, page 424, said Register's Office, as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015.

13. The following matters as shown on the survey of the property prepared by Jimmy C. Yates of Wamble & Associates, PLLC, dated September 15, 2015:

    (i) a 66" corrugated metal pipe (C.M.P.) storm drain crosses the southeast corner of the property;

    (ii) a storm water detention pond located along the south boundary line and a maintenance agreement of record in D.B. 11752, page 424, said Register's Office;

    (ii) the site perimeter fence line and corner of the parking lot encroach on the public right of way in two place, one in the northeast corner along Old Murfreesboro Pike and one in the southeast corner along Murfreesboro Pike;

    (iv) a stream that crosses the southeast corner of the property in a 66 inch corrugated metal pipe, and rights of upper and lower riparian owners to the flow of the waters of the said stream, free from diminution or pollution;

    (v) land acquired for right-of-way purposes pertaining to Tennessee Department of Transportation Highway Project No. STP-NHE-255(6)/19084-2214-14, Tract 1 of record as Instrument No. 20040910-0109515, said Register's Office.