This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/04/15 15:19 5 pgs
Fees:28.00 Taxes:7178.00
20151104-0112581

GENERAL WARRANTY DEED

FROM: UNICORN ADVERTISING, a Tennessee general partnership, Grantor

TO: MACS RETAIL LLC, a Virginia limited liability company, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
MACS Retail LLC 4525 Ayers Street Corpus Christi, Texas 78415	Same as Owner	119 09 0 140.00

(STATE OF TENNESSEE
(COUNTY OF DAVIDSON

The actual consideration for this transfer is ONE MILLION NINE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($1,940,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of November, 2015.

Notary Public

My Commission Expires: July 8, 2019

MOLLY B. LEINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 8, 2019
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, UNICORN ADVERTISING, a Tennessee general partnership ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto MACS RETAIL LLC, a Virginia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 2802 (a/k/a 2800) Nolensville Pike, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 4th day of November, 2015.

GRANTOR:

UNICORN ADVERTISING, a Tennessee general partnership

By: _____
William J. Pratt, Jr., Partner

By: _____
Dennis L. Dunker, Partner

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ WILSON)

Before me, Jeffrey A. Edwards, a Notary Public of said County and State, personally appeared WILLIAM J. PRATT, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of UNICORN ADVERTISING, the within named bargainor, a Tennessee general partnership, and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Unicorn Advertising by himself as the Partner thereof.

Witness my hand and seal, at Office in ~~Nashville,~~ MT JULIET, WILSON COUNTY Davidson County, Tennessee, this 3RD day of ~~November~~, 2015.

_____
Notary Public

JEFFREY A. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4-30-19

STATE OF ~~TENNESSEE~~ Missouri)
)
COUNTY OF ~~DAVIDSON~~ St. Charles)

Before me, Sydney Sullivan, a Notary Public of said County and State, personally appeared DENNIS L. DUNKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of UNICORN ADVERTISING, the within named bargainor, a Tennessee general partnership, and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Unicorn Advertising by himself as the Partner thereof.

Witness my hand and seal, at ~~Office in Nashville, Davidson County, Tennessee~~ St. Peters, St. Charles County Missouri, this 2 day of November, 2015.

_____
Notary Public

My Commission Expires: 8-31-2019

Sydney C Sullivan
Notary Public Notary Seal
State of Missouri County of St. Charles
My Commission Expires 08/31/2019
Commission # 15637900

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, beginning at an iron pin in the easterly right of way of present Nolensville Road, in the northerly line of the Coleman Park property with was conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 936, page 630, said Register's Office, said point being 1305 feet more or less south of the centerline of Whitsett Road;

Thence with the right of way of Nolensville Road North 26° 05' West 338.87 feet to an iron pin at the corner of the White property as of record in Book 3402, page 52, said Register's Office;

Thence with said White property North 57° 30' East, 280.25 feet to an iron pin, continuing with White North 26° 07' West 247.0 feet to an iron pin in a fence, in the southerly line of Lot no. 12 of Brown's Subdivision, plan of record in Book 332, page 60, said Register's Office;

Thence with the southerly line of said Lot No. 12 and fence North 56° 47' East 46.0 feet to an iron pin at the southeast corner of Lot No. 12 and the westerly right of way of Hogan Street; thence with the line of George Forehand, Trustee of Memorial Trust South 32° 04' East 246.05 feet to an iron pin; continuing with Forehand's line North 57° 30' East 35.85 feet to an iron pin and South 32° 08' East 283.54 feet to an iron pin, by a corner post next to a rock wall, in the northerly line of the Coleman Park property conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 1046, page 659, said Register's Office;

Thence with sail Coleman Park property and a fence South 60° 35' West 244.46 feet to an iron pin by a corner post; continuing with said Coleman Park property South 27° 55' East 85.0 feet to an iron pin in the northerly line of the Coleman Park property as of record in Book 936, page 630, said Register's Office;

Thence with said Coleman Park property South 62° 10' West 173.63 feet to the point of beginning and containing 3.143 acres more or less.

Being the same property conveyed to Unicorn Advertising, a Tennessee general partnership composed of William J. Pratt Jr., and Dennis Lee Dunker from Vanderbilt University of record in Book 8063, page 481, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
ENCUMBRANCES

1. Real property ad valorem taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Book 161, Page 85, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4125, page 601, in the Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease Agreement from William J. Pratt, Jr. to The Lamar Companies, of record in Instrument No. 200603170031154, in the Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on that ALTA/ACSM Land Title Survey prepared by Kenneth D. Church, TN RLS 1004, Gresham, Smith & Partners, dated February 25, 2015, last revised October 22, 2015, Project Number 40624.06.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

