This Instrument Prepared By:
D. Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 11/05/15 13:14 6 pgs
Fees:33.00 Taxes:19465.58
20151105-0112897

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Highpoint Division Partners P.O. Box 1402 Brentwood, Tennessee 37024	Same as Owner	A portion of 09314058000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTEMIS REAL ESTATE, LLC**, a Georgia limited liability company, the Grantor herein, has bargained and by these presents does transfer and convey unto **HIGHPOINT DIVISION PARTNERS,** a Tennessee general partnership, the Grantee herein, its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A,** attached hereto and incorporated herein (the "**Property**").

This is unimproved property, being a portion of the property known as 641 Division Street, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

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

GRANTOR does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

GRANTOR does covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered effective on the 5th day of November, 2015.

ARTEMIS REAL ESTATE, LLC, a Georgia limited liability company

By: _____
Name: RAY MYERS
Title: MANAGER & MEMBER

STATE OF Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Myers, 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 Manager of the ARTEMIS REAL ESTATE, LLC, a Georgia limited liability company, the within named bargainor, and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as Manager.

WITNESS my hand and seal at Dalton, Georgia, on this 3 day of November, 2015.

_____
Notary Public

My Commission Expires: 8/21/2018

Jan Rogers Notary Public Whitfield County, Georgia My Commission Expires August 21, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $5,260,967.48. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas J. Kelley
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 4th day of November, 2015.

Notary Public
My Commission Expires: 9-11-2017

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Legal Description

That tract of land located in Davidson County, Tennessee being Lot 1 on the Final Subdivision Plat of Edgehill Estates, Resub Lots 1, 2 & 3, Section 107, Subdivision No. 2014S-232-001 of record at Instrument No. 20151104-0112440 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Artemis Real Estate, LLC by deed of record in Instrument No. 200112170138932, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters shown in the Plats of record in Plat Book 5050, Page 20 and Plat Book 5800, Page 154, and Instrument No. 20151104-0112440, Register's Office for Davidson County, Tennessee.

3. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 201401140003778, Register's Office for Davidson County, Tennessee.

4. Easements contained in deed of record in Instrument No. 201406110050975, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement of record in Instrument No. 201406110050976, in the Register's Office for Davidson County, Tennessee.

6. Easement and restrictions of record in Book 5116, Page 924, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

8. Right of Grantor to maintain the existing building in its present location on the Property and to continue leasing the existing building to Myers Flooring of Nashville pursuant to a temporary right and license granted to Grantor in that certain unrecorded Post-Closing Agreement dated November 5, 2015 by and between Artemis Real Estate, LLC and Highpoint Division Partners, a Tennessee general partnership.

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:

