SPECIAL WARRANTY DEED

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $888,625.71.

B. Kristen Mann

Subscribed and sworn to before me, this the 30th day of November, 2015.

Nancy E. Hopson
Notary Public

My Commission Expires: _____

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

BILL GARRETT, Davidson County
Trans:T20150100839 DEEDWARRSP
Recvd: 11/30/15 09:34 3 pgs
Fees:18.00 Taxes:3287.92
20151130-0120178

THIS INSTRUMENT PREPARED BY
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sylvan Park Retail Partners, LLC 209 29th Ave. North, Suite 150 Nashville, TN 37203	103-04-0-161.00 103-04-0-162.00	Same as new owner.

FOR AND IN CONSIDERATION of the sum of Eight Hundred Eighty Eight Thousand Six Hundred Twenty Five and 71/100 Dollars ($888,625.71) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAODICE. LLC, a Tennessee limited liability company** (the "Grantor"), hereby bargains and sells and does hereby transfer and convey unto **SYLVAN PARK RETAIL PARTNERS, LLC, a Tennessee limited liability company** (the "Grantee"), and Grantee's successors and assigns, that certain lot, tract, or parcel of land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property").

THIS IS improved property known as 132 & 134 46th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and representatives, in fee simple, forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of County of Davidson taxes for the year 2016 and thereafter, not yet due and payable, (ii) restrictions, dedications, reservations, easements and other matters shown on the subdivision plat of record as Instrument No. 20141223-0117195, in the Register's Office for Davidson County, Tennessee (the "Register's Office"), (iii) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded as Instrument No. 20141030-0100013, in the Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of November, 2015.

GRANTOR:

LAODICE, LLC,
a Tennessee limited liability company

By: PRIAM VENTURES FUND I, LP,
a Delaware limited partnership, its sole member

By: PRIAM INVESTORS, LLC,
a Tennessee limited liability company,
its general partner

By: _____
Name: Andrew M Stone
Title: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Andrew M Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Priam Investors, LLC, a Tennessee limited liability company (the "General Partner"), which is the general partner of Priam Ventures Fund I, LP, a Tennessee limited partnership (the "Sole Member"), which is the sole member of Laodice, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized by the General Partner to execute this instrument on behalf of the Sole Member, the Sole Member being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 18th day of November, 2015.

_____
Notary Public

My Commission Expires:

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, Final Plat, Re-Subdivision of Lots 1, 2 and 3 on the Plan of Re-Subdivision of the north half of Block 12, Sylvan Park Plan, as shown on plat of record as Instrument No. 20141223-0117195, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to LAODICE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KEVIN FOWLER, A SINGLE MAN of record as Instrument No. 20121116-0106165, dated November 16, 2012, said Register's Office.