This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Carden Rentals, LLC 114 Wiltshire Drive Oak Ridge, Tennessee 37830	SAME	Map and Parcel No.: 034-02-0-099.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RIVERGATE PARTNERS, LLC, a Tennessee limited liability company** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **CARDEN RENTALS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. 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 Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

BILL GARRETT, Davidson County
Trans:T20150100992 DEEDWARRSP
Recvd: 11/30/15 11:21 5 pgs
Fees:28.00 Taxes:6715.50
20151130-0120370

WITNESS Grantor's hand, this 25th day of November, 2015.

RIVERGATE PARTNERS, LLC, a Tennessee limited liability company

By: _____
Michael T. McGuffin

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Michael T. McGuffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the President (or other officer authorized to execute this instrument) of RIVERGATE PARTNERS, LLC, a Tennessee limited liability company, and that he, as President, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as President.

Witness my hand, at office, this 25th day of November, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 9/11/17

BETTIE JANE WINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,815,000.00.

Affiant

Subscribed and sworn before me this 25th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/17

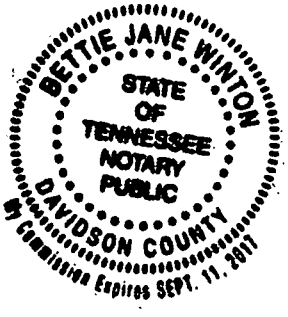


EXHIBIT "A"
Legal Description

SITUATED in Davidson County, Tennessee, and being Lot No. 2B as shown on the Final Plat of the Resubdivision of Lots 1A and 2, Rivergate Square 2nd Revision, recorded as Instrument No. 20141215-0114376, in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

TOGETHER WITH the easements as set out on the plat recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office.

TOGETHER WITH the easements set forth in the Restrictions and Easement Agreement dated November 17, 2014, and recorded as Instrument No. 20141117-0105853, in the Davidson County Register's Office.

BEING a portion of the property conveyed to Rivergate Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGuffin Partners, a Tennessee general partnership, dated August 6, 2014, and recorded as Instrument No. 20140806-0070769, in the Davidson County Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien, not yet due and payable.

2. Matters depicted or disclosed by map recorded as Instrument No. 20141215-0114376, in the Davidson County Register's Office.

3. Amendment of Building Setback Line and Declaration of Encroachment Easement of record in Instrument No. 20150810-0079541, in the Davidson County Register's Office.

4. Sewer easement granted to Metropolitan Government of Nashville and Davidson County recorded in Book 6065, page 113, in the Davidson County Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140605-0048882 and in Instrument No. 20141208-0112255, in the Davidson County Register's Office.

6. Terms and provisions of Memorandum of Lease between Pollo Operations, Inc., a Florida corporation, and Rivergate Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140821-0076259, in the Davidson County Register's Office.

7. Restrictions and Easement Agreement, of record in Instrument No. 20141117-0105853, in the Davidson County Register's Office.