AFTER RECORDING RETURN TO:
GATEWAY PROPERTIES, L.P.
PO BOX 720
BATESVILLE, MS 38606
File No. 01-15075349-02E

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDWARR
Recvd: 12/16/15 09:16 5 pgs
Fees:28.00 Taxes:45140.00
20151216-0126291

Tax ID No.: 034 00 0 046.00

LIMITED WARRANTY DEED

THIS DEED made and entered into on this 7th day of December, 2015, by and between **530 MYATT DRIVE, LLC, A NEVADA LIMITED LIABILITY COMPANY**, a mailing address of 9960 WEST CHEYENNE AVENUE, SUITE 212, LAS VEGAS, NV 89129 hereinafter referred to as Grantor(s) and **GATEWAY PROPERTIES, L.P., A MISSISSIPPI LIMITED PARTNERSHIP**, a mailing address of PO BOX 720, BATESVILLE, MS 38606, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TWELVE MILLION TWO HUNDRED THOUSAND AND 00/100 ($12,200,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered except for Easement of record at Book 3428, Page 366, Agreement of record at Book 4391, Page 969, Easement of record at Book 4804, Page 398, Dedication of Easement of record at Book 8625, Page 219, Easement of record at Book 9575, Page 229, Easement of record at Book 4804, Page 398, all in the Davidson County Records, and the matters as shown on plat of survey by Tony Reasons II, TN RLS No. 1665 with The Reasons Company dated December 4, 2015; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons arising by, through or under the party of the first part, but not otherwise.

Tax ID No.: 034 00 0 046.00

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 9th day of December, 2015.

530 MYATT DRIVE, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: Michael D. Skrenda

TITLE: Authorized Representative

STATE OF Ohio
COUNTY OF Franklin

Before me, Suzanne D. DiPietro, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael D. Skrenda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged that he is the Authorized Representative of 530 Myatt Drive, LLC, a Nevada limited liability company, and is authorized by the company to execute this instrument on behalf of the company as such Authorized Representative

WITNESS my hand and Notarial Seal at office this 9th day of December, 2015.

Suzanne D. DiPietro
NOTARY PUBLIC SIGNATURE

Suzanne D. DiPietro
Printed Name of Notary Public

My commission expires: 2-20-2018

NOTARY SEAL STATE OF OHIO

SUZANNE D. DI PIETRO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 20, 2018

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, SECOND CIVIL DISTRICT AND STATE OF TENNESSEE:

BEING A PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, SECOND CIVIL DISTRICT, LOCATED ON THE WESTERLY SIDE OF MYATT DRIVE, SOUTH OF DRY CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD AND THE CENTERLINE OF A RAILROAD SPUR TRACK LEADING TO THE PETERBILT PLANT, SAID POINT BEING NORTHEASTERLY 536.8 FEET FROM RAILROAD MILE POST 176, SAID POINT ALSO BEING 50 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE NORTH BOUND MAIN TRACK AT RAILROAD VALUATION STATION 1903+78.2; THENCE, WITH SAID RIGHT-OF-WAY LINE, THE FOLLOWING CALLS: WITH THE CHORD OF A SPIRAL CURVE TO THE LEFT N47°25'43", 43.22 FEET TO A POINT; WITH A CIRCULAR CURVE TO THE LEFT 777.45 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 23°15'00", A RADIUS OF 1,916.03 FEET, A TANGENT OF 394.18 FEET AND A CHORD OF N34°45'18"E, 772.18 FEET; WITH THE CHORD OF A SPIRAL CURVE TO THE LEFT, N21°25'29"E, 158.43 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY LINE OF TRACT NO. 3 OF THE PROPERTY CONVEYED TO E.I. DUPONT DE NEMOURS COMPANY BY DEED OF RECORD IN BOOK 6237, PAGE 171, R.O.D.C., S55°10'00"E, 1,758.9 FEET TO A POINT; THENCE, CONTINUING WITH SAID LINE N76°55'00"E, 176.40 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF MYATT DRIVE (HAVING A RIGHT-OF-WAY OF 120 FEET); THENCE, WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE LEFT 280.00 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°45'50", A RADIUS OF 5,804.58 FEET, A TANGENT OF 140.03 FEET AND A CHORD OF S14°23'28"E, 279.97 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF OZBURN-HESSEY STORAGE COMPANY, INC. OF RECORD IN BOOK 11210, PAGE 265, R.O.D.C. S76°55'00"W, 781.93 FEET TO A POINT; THENCE, CONTINUING WITH SAID LINE, S83°45'00"W, 420.50 FEET TO A POINT IN THE CENTERLINE OF A RAILROAD SPUR TRACK TO THE PETERBILT PLANT; THENCE, WITH SAID CENTERLINE, THE FOLLOWING CALLS: WITH A CURVE TO THE LEFT 60.46 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°14'30", A RADIUS OF 478.34 FEET, A TANGENT OF 30.27 FEET AND A CHORD OF N42°44'45"W, 60.42 FEET; N46°22'00"W, 716.09 FEET TO A POINT; WITH A CURVE TO THE LEFT 511.91 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 61°25'45", A RADIUS OF 478.34 FEET, A TANGENT OF 284.20 FEET AND A CHORD OF N77°04'53"W, 488.63 FEET.

BEING THE SAME PROPERTY CONVEYED TO 530 MYATT DRIVE, LLC, A NEVADA LIMITED LIABILITY COMPANY, GRANTEE, FROM MYATT HOLDINGS, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 07/16/2014, AS INSTRUMENT NO. 20140716-0062868, OF THE COUNTY RECORDS.

TAX I.D. NUMBER: 03400004600

PROPERTY COMMONLY KNOWN AS: 530 MYATT DRIVE, MADISON, TN 37115

VALUATION AFFIDAVIT

I. hereby swear or affirm that to the best of my knowledge. information. and belief. the actual consideration for this transfer or value of the property transferred. whichever is greater is $12.200.000.00. which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Janice L. Hill, Paralegal
Signature of Affiant JANICE L. HILL

STATE OF OHIO
COUNTY OF SUMMIT

Sworn to before me this 9th day of December. 2015.

Lisa M. Jaber
Notary Public
My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

Lisa M. Jaber
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 05/03/2018

Name and address for person(s) responsible for taxes:

GATEWAY PROPERTIES, L.P., A MISSISSIPPI LIMITED PARTNERSHIP
PO BOX 720
BATESVILLE. MS 38606

Name and address of property owner:

GATEWAY PROPERTIES, L.P., A MISSISSIPPI LIMITED PARTNERSHIP
PO BOX 720
BATESVILLE. MS 38606

I, Kim Cauthern, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Cauthern

State of OHIO

County of Summit

Personally appeared before me, Kim Cauthern, a notary public for this county and state, LISA JABER who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Lisa M. Jaber

Notary's Signature

NOTARIAL SEAL STATE OF OHIO

Lisa M. Jaber
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 05/03/2018

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)