ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
DesignWorks Investments, LLC 3343 Aspen Grove Drive, Suite 200 Franklin, Tennessee 37067 Attn: Joe Moore	106-13-0-216.00 119-01-0-021.00 119-01-0-022.00 119-01-0-012.00 119-01-0-013.00 119-01-0-014.00 119-01-0-015.00 119-01-0-016.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **F&S INVESTMENTS,** a Tennessee general partnership ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **DESIGNWORKS INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), or Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[signature page to follow]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$5,644,324.00~~.

Affiant

Subscribed and sworn to before me this 15th day of December, 2015.

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Notary Public
My Commission Expires: Jan 8, 2019

BILL GARRETT, Davidson County
Trans:T20150106357 DEEDWARRSP
Recvd: 12/16/15 14:41 6 pgs
Fees:33.00 Taxes:20884.00

20151216-0126646

7/3750779.6

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the 15th day of December, 2015, to be effective December 15, 2015.

F&S INVESTMENTS,
a Tennessee general partnership

By: _____
Name: JAMES L. FISHEL
Title: Partnership Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Brooke Baird, of the state and county aforesaid, personally appeared James L. Fishel, 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 Partnership Representative of F&S Investments, the within named bargainor, a Tennessee general partnership, and that he as such Partnership Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Partnership Representative.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of December, 2015.

BROOKE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Brooke Baird
Notary Public
My Commission Expires: Jan 8, 2019

EXHIBIT A

Description of the Property

TRACT 1

Land in Davidson County, Tennessee, being Lots Nos. 1 to 10 inclusive, the southerly parts of Lots Nos. 11 to 16 inclusive of Block 12, the northerly 7 feet of Lot No. 1, and all of Lot No. 2, of Block 13 and that part of Leafland Avenue, now abandoned, adjacent to and south of Lots Nos. 11 to 16 inclusive on the Map Showing Lot No. 8 and Subdivision of Lot No. 12 and 13 in Section "A" and Subdivision of a 1.73 Acre Tract in Section "B", on Plan of the John Thoni Lands, as of record in Book 974, Page 17, Register's office for said County, described according to a survey made by Parrish, Engineers, Inc., August 11, 1966, as follows:

Beginning on the westerly margin of Foster Avenue at a point 150 feet north of the northerly margin of Glenrose Avenue, the northeast corner of the property conveyed to W. E. Gentry and wife, by deed from E. M. Patterson, Jr. and wife, of record in Book 1472, Page 270, said Register's Office; thence with the northerly line of said Gentry property north 88° 37' west 111.70 feet; thence north 3° 15' east 7 feet; thence north 80° 48' west 645.97 feet to the easterly margin of Dayton Avenue; thence with said Avenue north 13° 58' east 512.55 feet to the southerly margin of the L & N R.R. right-of-way; thence with said right-of-way on a curve with a radius of 1135.7 feet southeastwardly 479.69 feet and continuing with said right-of-way south 57° 47' east 232.4 feet to the westerly margin of Foster Avenue; thence with said Avenue south 3° 18' west 54.65 feet to the northeast corner of the Thoni property; thence with the line of the Thoni property north 87° 07' west 110.5 feet, south 3° 51' west 143.25 feet and south 86° 34' east 111.8 feet to the westerly margin of Foster Avenue; thence with said Avenue, south 3° 15' west 124 feet to the beginning, containing 7.03 acres, more or less.

TRACT 2

A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being an unnumbered lot on the Map Showing Lot No. 8 and Subdivision of Lot No. 12 and 13 in Section "A" and Subdivision of a 1.73 Acre Tract in Section "B" on Plan of the John Thoni Lands, recorded in Book 547, Page 198, Register's Office for said County, as of record in Book 974, Page 17, Register's Office for said County, described as follows:

Beginning at the southwest corner of Leafland Avenue and Foster Avenue; thence westwardly with the southerly margin of said Leafland Avenue 110.5 feet to the northeast corner of Lot No. 10 on said plan; thence southwardly, with the eastern boundary line of said Lot No. 10, 143.25 feet to the northwest corner of Lot No. 2 on said plan; thence eastwardly, with the northern boundary line of said Lot No. 2, 111.7 feet to a point in the westerly margin of said Foster Avenue, being the northeast corner of said Lot No. 2; thence northwardly with the westerly margin of said Foster; Avenue, 144.25 feet to the beginning.

TRACT 3

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 4

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 5

Land in Davidson County, Tennessee, being Lot(s) 10 and 11, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 6

Land in Davidson County, Tennessee, being the west 10 feet of Lot No. 6, the east 10 feet of Lot No. 8, and all of Lot No. 7, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, said Register's Office.

Said lot and part of lots adjoin and front together 80 feet on the northerly side of Glenrose Avenue and run back 208 feet, more or less, on the easterly line and 216.5 feet, more or less, on the westerly line to a dead line in the rear, measuring 80.6 feet thereon.

Being part of the same property conveyed to F & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JAMES L. FISHEL AND JAMES M. SCHULMAN by deeds of record in Book 8341, Page 423, Book 8341, Page 451, and in Book 8341, Page 457, said Register's Office. Pursuant to Articles of Conversion of record in Book 9725, Page 769, said Register's Office, F & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP converted to F & S INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY. Pursuant to Certificate of Merger of record in Instrument No. 200001120004224, said Register's Office, F & S INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY merged into F & S INVESTMENTS PARTNERSHIP.

INCLUDED in the above descriptions for TRACT 3, TRACT 4, TRACT 5 and TRACT 6 but specifically excluded therefrom is that portion of said properties conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deeds of record in Book 8723, Page 4, Book 8723, Page 7, Book 8722, Page 988, Book 8722, Page 991, and in Book 8723, Page 1, said Register's Office.

TRACT 7

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, said Register's Office.

Said Lot No. 8 fronts 60 feet on the northerly side of Glenrose Avenue and runs back between lines, 225 feet on the westerly line and 216.5 feet on the easterly line to a dead line in the rear on which it measures 60.6 feet.

INCLUDED in the above description but specifically excluded therefrom is that part of Lot 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place of record in Book 547, Page 198, said Register's Office, conveyed to C. P. Wavrin and wife, Betha Wavrin by deed of record in Book 1290, Page 162, said Register's Office and described as follows, to-wit:

Being the easterly 10 feet of Lot No. 8, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place of record in Book 547, Page 198, said Register's Office.

Said part of Lot No. 8 fronts 10 feet on the northerly side of Glenrose Avenue and runs back between lines 216.5 feet on the easterly line and 216.5 feet more or less on the westerly line to a dead line on which it measures 10 feet.

TRACT 8

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Section A, Map Showing Subdivision of John Thoni Home Place, of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to F & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JAMES L. FISHEL AND JAMES M. SCHULMAN by quitclaim deed from RALPH Z. LEVY, JR., AS TRUSTEE of record in Book 8256, Page 784, said Register's Office.

INCLUDED in the above descriptions for TRACT 7 AND TRACT 8 but specifically excluded therefrom is that portion of said properties conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deeds of record in book 8722, Page 997, and in Book 8722, Page 994, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 106-13-0-216.00, 119-01-0-021.00, 119-01-0-022.00, 119-01-0-012.00, 119-01-0-013.00, 119-01-0-014.00, 119-01-0-015.00 and 119-01-0-016.00.

2. Matters shown on the Plan of record in Book 974, Page 17, and in Book 547, Page 198, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4211, Page 258, Book 4159, Page 140, and in Book 4159, Page 143, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132474, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132495, said Register's Office.

6. Grant of Overhead Line Easement of record in Book 8335, Page 854, said Register's Office.

7. Subject to a street closing and any easement(s) retained in Bill No. 66-851, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

8. The plat of survey by James Gregory Terry, TN RLS No. 2287 with James Terry & Associates Job No. 2015-379.

   (a) Improvements encroaching upon overhead utility line easement of record in Book 8335, page 854, said Register's Office;

   (b) Parking space encroaches upon Foster Avenue right of way;

   (c) Spur line in northern portion of Tracts 1 and 2