Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BSM Hicks, LLC 3011 Armory Drive, Suite 120 Nashville, Tennessee 37204 Attn: David Baker	Map & Parcel Nos. 142/369 142/370 142/106	BSM Hicks, LLC 3001 Armory Drive, Suite 120 Nashville, Tennessee 37204 Attn: David Baker
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 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 all of which are hereby acknowledged, HICKS FAMILY BELLEVUE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to BSM HICKS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Schedule 1, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 7037 Highway 70 S, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

BILL GARRETT, Davidson County
Trans:T20150108227 DEEDWARRSP
Recvd: 12/22/15 15:10 4 pgs
Fees:23.00 Taxes:6290.00



20151222-0128907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

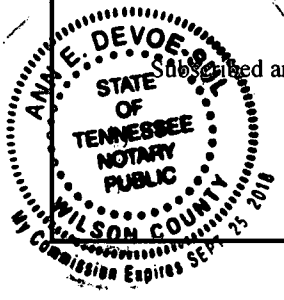
The actual consideration or value, which is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2015.

Notary Public

My Commission Expires: 9/25/2018



IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 17TH day of December, 2015.

GRANTOR:

HICKS FAMILY BELLEVUE, LLC

By: _____
Title: Chief Manager
Date: 12-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, William Whitfield Hicks Jr., 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 Chief Manager of Hicks Family Bellevue, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of said limited liability company by himself/herself as its Chief Manager.

Witness my hand seal at office this 17TH day of December, 2015.

_____
Notary Public

My Commission Expires: 9/25/2018

ANN E. DEVOE SUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

SCHEDULE 1

DESCRIPTION OF THE PROPERTY

TRACT NO. I

Land in Davidson County, Tennessee, being Lot(s) 2 and 3, as shown on the map entitled William W. Hicks, of record as Instrument No. 20050517-0055778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HICKS FAMILY BELLEVUE, LLC, by deed from BESS O. HICKS, of record as Instrument No. 20050921-0113441, dated August 15, 2005, said Register's Office.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled William W. Hicks, of record as Instrument No. 20050517-0055778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to William Whitfield Hicks and wife, Bess O. Hicks by deed of record in Book 2247, page 337 and Book 6093, page 686, dated January 30, 1954 and July 12, 1983, Register's Office for said County. William Whitfield Hicks having since died, property is vested in Bess O. Hicks.

Bess Oakley Hicks having since died, property is now vested in Hicks Family Bellevue, LLC, pursuant to the Last Will & Testament of Bess Oakley Hicks, Probate #16P1966, Probate Court of Davidson County, Tennessee. For further references see Quitclaim Deed of record as Instrument No. 20140808-0071825, said Register's Office.

SCHEDULE 2

PERMITTED ENCUMBRANCES

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

2. The following matters shown on the Plan of record as Instrument No. 20050517-0055778, said Register's Office:

   a. 20' Public Utility Easement along the northern and western boundaries of the subject property

   b. 10' Sanitary Sewer Easement running through the northern portion of the subject property

   c. Drainage buffer located in the northern portion of Lot 1 and southern portion of Lot 2 and 3

   d. The aforementioned plat also shows a joint driveway easement in the northern portion of lot and proposed sewer extension in the northern portion of lot.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4774, page 529, said Register's Office.