Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BSM Bellevue Land, LLC 3011 Armory Drive, Suite 120 Nashville, Tennessee 37204 Attn: David Baker	Map & Parcel No. 142/106	BSM Bellevue Land, LLC 3011 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, BSM HICKS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to BSM BELLEVUE LAND, 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:1480.00



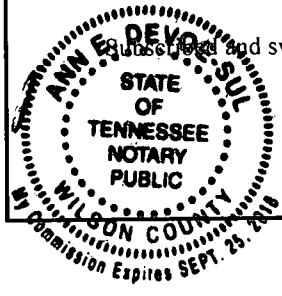
20151222-0128908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $400,000.00.

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:

BSM HICKS, LLC,
a Tennessee limited liability company

By: BSM Investments III, LLC, its Manager

By: _____
Carl D. Storey, III, its President

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, Carl D. Storey, III, 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 President of BSM Investments III, LLC, the Manager of BSM HICKS, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such President of the Manager of said company, 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 the President of the Manager of said company.

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

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled William H. 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 BSM BELLEVUE LAND, LLC, by deed from BSM HICKS, LLC, of record as Instrument No 20151222-0128907, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

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

2. Matters shown on the Plan of record as Instrument No. 20050517-0055778, in the Register's Office for Davidson County, Tennessee:

   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 the subject property

   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.