1st

SPECIAL WARRANTY DEED RECORD & RETURN TO: Stephen F. White, Esq., Capital Law & Advisory Partners, 1000 Parkwood Circle, Suite 810, Atlanta, Georgia 30339	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $27,633,000.00. *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF DECEMBER 2015. NOTARY PUBLIC My commission expires:: 1-8-19 SEAL

BILL GARRETT, Davidson County
Trans:T20150108492 DEEDWARRSP
Recvd: 12/23/15 12:19 5 pgs
Fees:28.00 Taxes:102242.10
20151223-0129204

SHERIE LYNN HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 8, 2019

THIS INSTRUMENT WAS PREPARED BY:
Richard Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
File No.#28748

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
PAC Lenox Retreat, LLC 3284 Northside Parkway, Suite 150 Atlanta, GA 30327	PAC Lenox Retreat, LLC 3284 Northside Parkway, Suite 150 Atlanta, GA 30327	172-257

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LENOX VILLAGE LIFESTYLE CENTER III, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAC LENOX RETREAT, LLC**, a Delaware limited liability company, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A TRACT OF LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SITUATED ON THE EAST SIDE OF NOLENSVILLE PIKE AND SHOWN ON DAVIDSON COUNTY TAX MAP 172 AS PARCEL 257, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SUR VEY PREPARED B Y H&H LAND SURVEYING, INC., JOB NO. 2015-0250, DATED SEPTEMBER 8, 2015 AND PROCEEDING AS FOLLOWS:

BEGINNING AT A CHISELED "X" IN THE CONCRETE SIDEWALK AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF NOLENSVILLE PIKE AND THE NORTHERLY RIGHT-OF-WAY OF BIENVILLE DRIVE;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF NOLENSVILLE PIKE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2405.70 FEET, AN ARC LENGTH OF 447.86 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 29° 50' 12" WEST FOR A DISTANCE OF 447.21 FEET TO A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE, SOUTH 65° 29' 48" WEST FOR A DISTANCE OF 15.00 FEET TO A MAG NAIL;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2420.70 FEET, AN ARC LENGTH OF 9.72 FEET AND BEING SUB TENDED BY A CHORD OF NORTH 24° 23' 1 8" WEST FOR A DISTANCE OF 9.72 FEET TO A MAG NAIL AT THE INTERSEC TION OF THE EA STERLY RIGH T-OF- WAY OF

NOLENSVILL E PIKE AND THE SOUTHERLY RIGHT-OF-WAY OF PERSIA WAY;

THENCE, WITH THE SOUTHERLY RIGHT-OF- WAY OF PERSIA WAY, NORTH 68° 34' 18" EAST FOR A DISTANCE OF 437.22 FEET TO AN IRON ROD;

THENCE, NORTH 63° 25' 24" EAST FOR A DISTANCE OF 63.00 FEET TO AN IRON ROD;

THENCE, NORTH 76° 49' 07" EAST FOR A DISTANCE OF 67.06 FEET TO AN IRON ROD;

THENCE, NORTH 83° 06' 42" EAST FOR A DISTANCE OF 111.05 FEET TO AN IRON ROD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.59 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 57° 14' 50" EAST FOR A DISTANCE OF 31.90 FEET TO AN IRON ROD;

THENCE, SOUTH 17° 36' 22" EAST FOR A DISTANCE OF 82.99 FEET TO A CHISELED "X" IN THE CONCRETE SIDEWALK;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 69.10 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 21° 22' 36" EAST FOR A DISTANCE OF 69.05 FEET TO AN IRON ROD;

THENCE, SOUTH 25° 08' 50" EAST FOR A DISTANCE OF 131.87 FEET TO A CHISELED "X" IN THE CONCRETE SIDEWALK AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PERSIA WAY AND THE NORTHERLY RIGHT-OF-WAY OF BIENVILLE DRIVE;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF BIENVILLE DRIVE, SOUTH 58° 24' 36" WEST FOR A DISTANCE OF 624.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 257,560 SQUARE FEET, OR 5.91 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING THE SAME PROPERTY CONVEYED TO LENOX VILLAGE LIFESTYLE CENTER III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM LENOX VILLAGE III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20130605-0057293, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH ALL APPURTENANT EASEMENTS AND RIGHTS SET FORTH IN THE TERMS AND CONDITIONS OF THE DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR DETENTION FACILITIES BY AND BETWEEN LENOX VILLAGE NEIGHBORHOOD ASSOCIATION, INC. AND LENOX VILLAGE LIFESTYLE CENTER III, LLC OF RECORD AS INSTRUMENT NO. 20130605-0057294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH ALL APPURTENANT EASEMENTS AND RIGHTS SET FORTH IN THE TERMS AND CONDITIONS OF THE DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT FOR DETENTION FACILITIES BY AND BETWEEN LENOX VILLAGE NEIGHBORHOOD ASSOCIATION, INC. AND LENOX VILLAGE LIFESTYLE CENTER III, LLC AND LENOX VILLAGE III, LLC OF RECORD AS INSTRUMENT NO. 20150817-0082475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH ALL APPURTENANT EASEMENTS AND RIGHTS SET FORTH IN THE ACCESS EASEMENT AGREEMENT BY AND BETWEEN LENOX III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LENOX VILLAGE LIFESTYLE CENTER III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AS INSTRUMENT NO. 20151215-0126083, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20030828-0125180, Register's Office for Davidson County, Tennessee.
3. Amendment to the Master Deed Restrictions for Lenox Village of record as Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
4. Terms and Conditions of the Drainage Easement and Maintenance Agreement for Detention Facilities by and between Lenox Village Neighborhood Association, Inc. and Lenox Village Lifestyle Center III, LLC of record as Instrument No. 20130605-0057294, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement and/or Public Street Rights of Way of record as Instrument No. 20130927-0101913, Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 20140314-0021537, Register's Office for Davidson County, Tennessee.
7. Matters shown on plan of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee.
8. Terms and Conditions of the Drainage Easement and Maintenance Agreement for Detention Facilities by and between Lenox Village Neighborhood Association, Inc. and Lenox Village Lifestyle Center III, LLC and Lenox Village III, LLC of record as Instrument No. 20150817-0082475, Register's Office for Davidson County, Tennessee.
9. Matters shown on plan of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee.
10. Rights or claims of parties in possession, as tenants only, under prior unrecorded residential leases. No such tenant has an option, right of first refusal or other right to purchase.
11. Terms and Conditions of the Drainage Easement and Maintenance Agreement for Detention Facilities by and between Lenox Village Neighborhood Association, Inc. and Lenox Village Lifestyle Center III, LLC and Lenox Village III, LLC of record as Instrument No. 20150817-0082475, Register's Office for Davidson County, Tennessee.
12. All matters shown on Survey by Jeffrey K. Kimbro, PLS # 1756, H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167, dated June 2, 2015 last revised on December 9, 2015, Job No. 2015-0250.
13. Subject to any and all applicable zoning regulations, building restrictions, setback lines, if any, and recorded easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8063 Bienville Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever 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 Follows]

WITNESS my hand this 21 day of December, 2015.

GRANTOR:

LENOX VILLAGE LIFESTYLE CENTER, III, LLC, a Tennessee limited liability company

By: _____
Name: David C. McGowan, Jr.
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sherie L Hartman, a Notary Public in and for the County and State aforesaid, personally appeared David C. McGowan, 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 President of the within named bargainor, Lenox Village Lifestyle Center, III, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such President..

WITNESS my hand and seal at office in Nashville, this 21 day of December, 2015.

_____
Notary Public

(SEAL)

My commission expires: 1-8-19

SHERIE LYNN HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 8, 2019