SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $7,372,414.72. Subscribed and sworn to before me, this the 30th day of December, 2015. Notary Public My Commission Expires: 9-11-2017

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mainland KVB, LLC 118 16th Ave. S., Ste. 230 Nashville, TN 37203	093-13-0-178.00 093-10-0-073.00 093-10-0-072.00 093-10-0-183.00 093-10-0-184.00	New Owner

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, **John B. Kohl and Helen H. Kohl, Trustees of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009** (collectively, the "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Mainland KVB, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

See Exhibit A, attached and incorporated herein.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for taxes for the year 2016 and all subsequent years and all matters of public record.

BILL GARRETT, Davidson County
Trans:T20150110529 DEEDWARRSP
Recvd: 12/31/15 13:51 8 pgs
Fees:43.00 Taxes:27277.93
20151231-0131645

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, their successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 30th day of December, 2015.

[Signature page follows]

[Signature page(s) to Special Warranty Deed]

GRANTOR:

THE JOHN B. KOHL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN B. KOHL, DATED DECEMBER 22, 2009

John B Kohl, TTE

John B. Kohl, Trustee

Helen H Kohl TTE

Helen H. Kohl, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John B. Kohl, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30th day of ~~November~~ December, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-2017

CHRIS RAYBECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Helen H. Kohl, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl, dated December 22, 2009, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30th day of ~~November~~ December, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-2017

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Property Description

PARCEL ONE

Tract I

Being part of Lot No. 32 and parts of Lot Nos. 29, 30 and 31 on the Map of Wilson Springs property, as of record in Minute Book "C", page 510, and Minute Book "F", page 279, of the Chancery Court at Nashville, and of record in Book 14, page 344, of the Register's Office for said County.

Beginning at a point in the centerline of old Seventh Avenue South, as abandoned, in the north margin of Lafayette Street as now located, being the southwest corner of the General Outdoor Advertising Company lot; thence with the margin of Lafayette Street, westerly 203.96 feet to a point in the east margin of an alley; thence with the margin of said alley, northerly 14.3 feet to a point; thence easterly 194.7 feet to a point in the westerly margin of 7th Avenue South as now located, southeasterly 34 feet to a point, the intersection of the center line of old 7th Avenue South as now abandoned, being the northwest corner of the Gerst Lot; thence with the center line of 7th Avenue South, as abandoned, southerly 129.2 feet to the point of beginning.

Tract II

Being part of Lot No. 51 in what is known as "Southfield" Plan of Lots, as of record in Book "N", page 459, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the west margin of 7th Avenue South, formerly Vine Street at the corner of Wilson Spring Tract of land, being the southeast corner of said Lot No. 51; thence with the west margin of said 7th Avenue South, northerly 65 feet, more or less, to a stake, the southeast corner of part of said lot formerly owned by Jefferson Page; thence at right angles westerly 165 feet, more or less, to an alley; thence with the margin of said alley, southerly 37 feet, more or less, to a southwest corner of said Lot No. 51 on the line of said Wilson Spring Tract of land; thence with the line between said Lot No. 51 and the Wilson Spring Tract, easterly 166 feet, more or less, to the point of beginning.

From this description is to be excluded the 7 feet of land sold to Ira T. Bryant in 1940 described as follows:

Being seven feet off of part of Lot No. 51 in what is known as the Southfield Plan of Lots as of record in Book N, page 495, Register's Office for said County. Beginning on the southeast corner of said Lot No. 51, and running back in a westerly direction 78 feet to a point with said southern boundary line of Lot 51; thence northerly seven feet to a point; thence eastwardly parallel with said southerly property line 78 feet to a westerly margin of Seventh Avenue, South; thence in a southerly direction parallel with the westerly margin of Seventh Avenue South, seven feet to the beginning.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl dated December 22, 2009 of record as Instrument No. 20120302-0018655, said Register's Office.

PARCEL TWO

Land in Davidson County, Tennessee, being part of Lot No. 50 on the land of Southfield, as of record in Book "N", page 459, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 12, 1966, as follows:

Beginning on the southerly margin of Shirley, formerly Franklin Street, at the northwest corner of the property conveyed to Tafel Electric & Supply Company, of record in Book 3646, page 543, Register's Office for said County; thence with said company's western boundary line southeasterly 117 feet; thence easterly 39 feet to the westerly margin of an alley; thence with the same southeasterly 79 feet; thence westerly 160.5 feet, more or less, to the easterly margin of 7th Avenue South; thence with the same northwesterly 195.2 feet to the southerly margin of Shirley Street; thence with the same easterly 125.2 feet to the beginning.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl dated December 22, 2009 of record as Instrument No. 20100212-0011338, corrected as Instrument No. 20140213-0012880, said Register's Office.

Less and except the property conveyed to The State of Tennessee by deed of record as Instrument No. 20130429-0041973 in said Register's Office.

PARCEL THREE

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 45 on the plan of Subdivision of Lot 24-Wilson Springs Plan, recorded in Book "G", page 230, Chancery Court for said County and more particularly described as follows:

Beginning at an iron pin in the easterly right of way of 7th Avenue South, as now located, approximately 141 feet southeasterly from the right of way of Korean Veterans Boulevard; thence leaving the east right of way of 7th Avenue South North 66° 06' 35" East, 62.04 feet to an iron pin at the northwest corner of Lot 48 shown on said plan; thence along Lot 48 South 31° 36' 63" East, 48.29 feet; thence South 67° 18' 38" West, 60.21 feet to the easterly right of way of 7th Avenue South; thence with said 7th Avenue North 34° 01' 51" West, 47.33 feet to the point of beginning and containing 0.06 acres, more or less.

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust, established by the Revocable Trust Agreement of John B. Kohl dated October 8, 2013 of record as Instrument No. 20140213-0012880, said Register's Office.

PARCEL FOUR

Tract I

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot Nos. 24, 46 and 47 on the Map of Wilson Springs Subdivision, as of record in Minute Book "G", page 230, of the Chancery Court for said County at Nashville, and described according to a copy of a survey thereof made September 10, 1953, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point on the northerly margin of Peabody Street, in the line between Lots 47 and 48;

Thence, with the line between said lots, northwesterly 34 feet to the corner of Lots 45 and 47;

Thence, with the line between Lots 45, 24, 46 and 47, westerly 61 feet to the easterly margin of 7th Avenue South;

Thence, along the margin of 7th Avenue South, southeasterly 53 feet to the beginning of a curve;

Thence, along said curve, easterly 69 feet to a point in the northerly margin of Peabody Street;

Thence, with the margin of the same easterly 12 feet to the beginning.

Being the same property conveyed to The S. & C. Company, Inc., by Warranty Deed from William Gerst Brewing Company dated September 15, 1953, recorded September 16, 1953, of record in Book 2197, page 81, said Register's Office.

This conveyance is made subject to an easement for a fill slope condemned by the City of Nashville in Minute Book 37, page 575, of Third Circuit Court, which easement is described as follows:

Beginning at the intersection of the northerly margin of the tract of William Gerst Brewing Company and the proposed easterly margin of 7th Avenue South;

Thence, in a southerly direction with the proposed eastern margin of 7th Avenue South, 53 feet more or less to the beginning of a curve to the left;

Thence continuing with the proposed eastern margin of 7th Avenue South, along said curve, 45 feet, with an approximate maximum width of 10 feet, to the toe of "full slope"

Tract II

Land in Davidson County, Tennessee, being a part of Lot 48 on the Plan of Wilson Springs Subdivision as recorded in Minute Book G, page 230, Chancery Court for Davidson County, Tennessee, described in a deed recorded September 26, 1862 in Book 32, page 529, Register's Office for Davidson County, Tennessee, as follows (with parenthetical notes added):

Beginning at a stake on the north side of McEwen Street (now Peabody Street) this the said Garner's southeast corner (the southeast corner of Lot No. 47 on said Plan, Garner having acquired Lot 47 in Deed Book 32, page 345) and runs from there northwardly with his line (the eastern line of Lot 47) one hundred thirty two feet to a stake; thence, eastwardly ten feet to a stake Cable's corner (Cable owned the property to the east by deed recorded December 5, 1859 in Book 30, page 182 which property is now owned by Smith); thence, southwardly and parallel to the first line about one hundred and third feet to a stake on McEwen Street; thence, along said Street ten feet in a westerly direction to the beginning, being a part of Lot No. 48 in the plan of the Wilson Springs lots.

Said property was further conveyed with the said Lot 47 in a subsequent deed recorded February 9, 1864, in Book 33, page 130, said Register's Office, and again in a subsequent deed recorded April 9, 1866 in Book 36, page 106, said Register's Office. The next conveyance of Lot 47 which was recorded March 11, 1899 in Book 236, page 203, said Register's Office, failed to include the description of the said 10 foot strip, however the parties hereto declare that the said 10 foot strip was and remains an appurtenance to the title and ownership of the said Lot 47 (which Lot 47 is a portion of the above described Tract I).

Being the same property conveyed to John B. Kohl and Helen H. Kohl, Trustees of the John B. Kohl Living Trust U/A/D December 22, 2009 by Warranty Deed from the S. & C., Co., Inc., a Tennessee corporation, dated December 27, 2013, recorded December 30, 2013 of record as Instrument No. 20131230-0130626, Register's Office for Davidson County, Tennessee, and further conveyed to John B. Kohl and Hele H. Kohl, Trustees of the John B. Kohl Living Trust U/A/D December 22, 2009 by Quitclaim Deed from the S. & C. Co., Inc., a Tennessee corporation dated December 27, 2013, recorded December 30, 2013 of record as Instrument No. 20131230-0130627, said Register's Office.