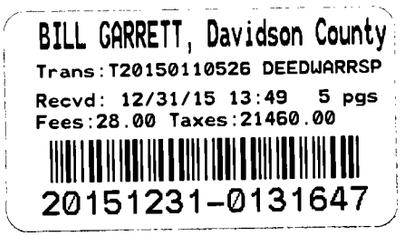
THIS INSTRUMENT PREPARED BY/
AFTER RECORDING RETURN TO:
Christina G. Myer, Esq.
Horne Properties, Inc.
412 N. Cedar Bluff Road
Suite 205
Knoxville, Tennessee 37923



* OWNER/RESPONSIBLE TAXPAYER:
*
* FREEDOM CENTER, G.P.
*
* Street
* , TN 3
*
*
* This is improved property.
* Map/Parcel# 093-050-171.00 and
* 093-050-172.00
* Property Address: 223 Rosa L.
* Parks Ave.
* Nashville, TN 372
*
*
* Source of Grantor's Title:
* Deed recorded as Instrument
* No. 20150303-0018684 in the
* Register's Office of Davidson
* County, Tennessee

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28TH day of December, 2015, between HORNE DEVELOPMENT - FREEDOM CENTER, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantor", and FREEDOM CENTER, G.P., a Tennessee general partnership, hereinafter referred to as "Grantee."

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit: all that real property described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises to the said Grantee and its successors and assigns forever.

And Grantor, for itself and its representatives, successors, and assigns, does hereby covenant with Grantee and its representatives, successors, and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; that Grantor has full power, authority, and right to convey the same; that Grantor will forever warrant the title thereto against all persons claiming by, through, or under Grantor; and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes (for which Grantee hereby assumes the obligation to pay as the same become due and payable), and those encumbrances and restrictions set forth on Exhibit "B" attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT "A" HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

SELLER:

HORNE DEVELOPMENT - FREEDOM CENTER, LLC, a Tennessee limited liability company

By: _____
Christina G. Myer
Senior Vice President

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Emily LeQuire, of the state and county aforesaid, personally appeared Christina G. Myer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Senior Vice President of Horne Development - Freedom Center, LLC, a Tennessee limited liability company, the within-named bargainor, and that she, as such Senior Vice President, executed the foregoing instrument for the purpose therein contained for the company as Senior Vice President.

WITNESS my hand and seal this 28th day of December, 2015.

_____
Notary Public

My commission expires: 9-29-18

EMILY LEQUIRE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

o o O o o

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,800900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 29 day of December, 2015.

_____
Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit "A"

Legal Description

TRACT I

A TRACT OF LAND IN THE NINETEENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.1 AS SHOWN ON THE RESUBDIVISION OF A PART OF LOT 160 OF ORIGINAL TOWN OF NASHVILLE, RECORDED IN PLAT BOOK 4300, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY RAGAN-SMITH ASSOCIATES, INC.; PROJECT NO. 96-136/6128, LAST UPDATE APRIL 15, 1999 AS FOLLOWS:

BEGINNING AT AN EXISTING P.K. NAIL AT THE SOUTHERLY AND OF THE SOUTHWEST CURVE RETURN AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF UNION STREET AND THE WESTERLY MARGIN OF EIGHT AVENUE NORTH; THENCE,

1. WITH THE WESTERLY MARGIN OF EIGHT AVENUE NORTH, S 27°19'00" E, 81.01 FEET TO AN EXISTING P.K. NAIL, THENCE,
2. CONTINUING WITH SAID MARGIN, S 27°22'00" E, 16.98 FEET TO AN EXISTING P.K. NAIL AT THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON THE RESUBDIVISION OF A PART OF LOT 160 OF THE ORIGINAL TOWN OF NASHVILLE, RECORDED IN PLAT BOOK 4300, PAGE 3, R.O.D.C., TN.; THENCE,
3. WITH THE NORTH LINE OF SAID LOT 2, S 62°44'04" W. 113.46 FEET TO AN EXISTING IRON PIN AT THE FOOT OF A CONCRETE WALL, SAID PIN BEING IN THE EASTERLY MARGIN OF JAMES ROBERTSON P ARKW A Y; THENCE,
4. WITH SAID EASTERLY MARGIN, N 57°20'16" W 31.06 FEET TO AN EXISTING IRON PIN AT THE FOOT OF SAID CONCRETE WALL; THENCE,
5. WITH CONTINUING WITH SAID EASTERLY MARGIN, WITH A 413.50 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 66.05 FEET, A CHORD BEARING AND DISTANCE OF N 52°49'27" W. 65.979 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF UNION STREET; THENCE,
6. WITH THE SOUTHERLY MARGIN OF UNION STREET, WITH A 149.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 6.03 FEET, A CHORD BEARING AND DISTANCE OF N 24°21 '31" E, 6.029 FEET TO AN EXISTING IRON PIN; THENCE,
7. WITH AN OFFSET IN SAID MARGIN, N 64°28'56" W. 2.00 FEET TO AN EXISTING P.K. NAIL; THENCE,
8. WITH A 151.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 96.19 FEET, A CHORD BEARING AND DISTANCE OF N 43°46'02" E, 94.573 FEET TO AN EXISTING P.K.; THENCE,
9. N 62°01'00" E, 39.12 FEET TO AN EXISTING IRON PIN AT THE NORTH END OF THE SOUTHWEST CURVE RETURN AT THE SOUTHERLY MARGIN OF UNION STREET AND THE WESTERLY MARGIN OF EIGHT AVENUE NORTH; THENCE,
10. WITH SAID RETURN CURVE A 25 FOOT RADIUS TO THE RIGHT, A DISTANCE OF 39.556 FEET, A CHORD BEARING AND DISTANCE OF S 72°39'00" E. 35.560 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.388 SQUARE FEET OR 0.3762 ACRES,

MORE OR LESS.

Being the same property conveyed to HORNE PROPERTIES, INC., by deed from AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, A TENNESSEE CORPORATION, of record in Book 11530, page 25, dated May 5, 1999, said Register's Office. Being further conveyed to HORNE DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from HORNE PROPERTIES, INC., A TENNESSEE CORPORATION, of record in Book 11530, page 29, dated June 15, 1999, said Register's Office. Being further conveyed to HORNE DEVELOPMENT - FREEDOM CENTER, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from HORNE DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20150303-0018684, dated February 20,2015, said Register's Office.

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO.2 ON THE RESUBDIVISION OF PART OF LOT 160 OF THE ORIGINAL TOWN OF NASHVILLE, OF RECORD IN BOOK 4300, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 2 IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGINS OF 8TH AVENUE NORTH AT THE COMMON DIVIDING LINE BETWEEN LOTS NOS. 1 AND 2 ON SAID PLAN; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID 8TH AVENUE NORTH, S 27° 22' E, 160 FEET TO AN IRON PIN; THENCE S 62° 19' W, 20.88 FEET TO AN IRON PIN; THENCE N 57° 24' W, 184.93 FEET ALONG THE EASTERLY MARGIN OF JAMES ROBERTSON PARKWAY TO AN IRON PIN; THENCE EASTERLY 113.42 FEET TO THE POINT OF BEGINNING AND CONTAINING .25 ACRES, MORE OR LESS.

Being the same property conveyed to HORNE DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from THE AMERICAN LEGION, DEVELOPMENT OF TENNESSEE, A TENNESSEE CORPORATION, of record in Instrument No. 20091005-0092373, dated September 30, 2009, said Register's Office. Being further conveyed to HORNE DEVELOPMENTFREEDOM CENTER, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from HORNE DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20150303-0018684, dated February 20, 2015, said Register's Office.

EXHIBIT B

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

2. Rights of tenants under unrecorded leases.

3. Matters shown on the Plan of record in Book 4300, page 3, said Register's Office.

4. Permanent Easement No.6 vested in the City of Nashville, by decree entered in Minute Book 114, page 22, First Circuit Court of Davidson County, Tennessee, in cause of City of Nashville vs. Shook & Fletcher Supply Company, et al, Rule No. 52687, said Court.