Davidson County DEEDWARRSP
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Fees:38.00 Taxes:3774.00
20160105-0000692

This instrument was prepared by:
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203
Attn: Kelly L. Worman

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Tower Assets, LLC 250 W. Main Street, Suite 101 Woodland, CA 95695	[SAME]	093 08 0 093.00 093 08 0 014.00 093 08 0 085.00 093 08 0 087.00 093 08 0 086.00 093 08 0 089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nashville Holdings, LLC, a Minnesota limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Tower Assets, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 0 5th Street South, 499 Davidson Street, 490 Crutcher Street, 0 Davidson Street, 483 Davidson Street, 0 Crutcher Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,020,000.00.

Affiant

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

Notary Public

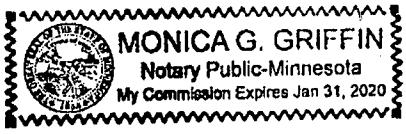
My Commission Expires: 9.10.18

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 27 day of December, 2015.

GRANTOR:

NASHVILLE HOLDINGS, LLC, a
Minnesota limited liability company



By: _____
Name: Geoffrey G. Griffin
Title: President

STATE OF Minnesota)
COUNTY OF Olmsted)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Geoffrey G. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Nashville Holdings, LLC, a Minnesota limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 27 day of December, 2015.

_____
Notary Public

My Commission Expires:
1/31/2020

EXHIBIT A

TRACT I

Parcel 85.00

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, with said tract of property being further described as follows:

Starting at an iron pin being located at the common southerly right of way margin of Crutcher Street and the westerly right of way margin of South Fifth Street and proceeding along said Crutcher Street right of way margin S 79° 43' W a distance of 135.00 feet to an iron pin, being the point of beginning; thence along a line S 18° 31 E a distance of 214.82 feet to an iron pin, thence along a line of S 10° 51' 30" W a distance of 42.45 feet to an iron pin; thence along a line S 77° 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18° 25' 19" a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85° 24' W a distance of 223.95 feet to an iron pin being located in the easterly right of way margin of Interstate 40; thence with said right of way N 10° 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said margin along a line N 25° 38' 18" W a distance of 155.03 feet to an iron pin, thence continuing along said margin along a line N 6° 57' 08" E, a distance of 98.01 feet to an iron pin located in the southerly right of way margin of Crutcher Street, thence along said margin along a line N 79° 43' E a distance of 158.55 feet to the point of beginning and containing 1.95 acres more or less.

INCLUDED but EXCLUDED from the above described:

That certain parcel deeded to Fred C. Martin and Glenn O. Garrett, of record in Book 5796, page 979, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville Holdings, LLC, a Minnesota limited liability company from Ora Jean Pendleton by deed of record in Instrument No. 200804150037880, in the Register's Office for Davidson County, Tennessee.

TRACT II

Parcel 93.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nashville Holdings LLC, a Minnesota limited liability company by deed of record in Instrument No. 20070925-0113972, in the Register's Office for Davidson County, Tennessee.

TRACT III:

Parcel 14.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nashville Holdings, LLC, a Minnesota limited liability company by deed of record in Instrument No. 20080117-0005630, in the Register's Office for Davidson County, Tennessee.

TRACT IV:

Parcel 87.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod being located at the intersection of the northerly right-of-way line of Davidson Street, width varies and the easterly right-of-way line of Interstate 24/65, said existing iron rod being located at Northing: 666,183.96; Easting; 1,744,141.41' pm the State Plane Coordinate System NAD-83 (1995);

Thence leaving in the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 85.57 feet to a point, at a corner common with the property of Fred C. & Doris M. Martin as of record in Deed Book 9549, Page 984, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of North 59° 25' 03" East, 197.59 feet to a point, in the westerly property line of Nashville Holdings, LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 29' 31" East, 214.08 feet to an iron rod set, at a corner common with Nashville Holdings, LLC, as of record in Instrument No. 20080117-0005630, at the Register's Office for Davidson County, Tennessee, in the northerly right-ofway line of Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, North 85° 19' 35" West, 223.82 feet to the POINT OF BEGINNNG. Containing 29,973 square feet or 0.687 acres more or less.

Being the same property conveyed to Nashville Holdings, LLC by deed of record in Instrument No. 200800602-0055751, in the Register's Office for Davidson County, Tennessee.

TRACT V:

Parcels 86.00 and 89.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a pk nail set, at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, at the easterly right-of-way line of Interstate 24/65, width varies; Thence leaving the southerly right-of-way line of Interstate 24/65, South 07° 31' 24" West, 97.73 feet ot an iron rod set;

Thence South 25° 33' 20" East, 126.83 feet to a point at a corner common with the property of Ora Fleming Pendleton, as of record in Deed Book 7513, page 265, at the Register's Office for Davidson County, Tennessee, and being the TRUE POINT OF BEGINNING:
Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of Ora Fleming Pendleton, North 58° 22' 27" East, 188.65 feet to an existing railroad spike in the westerly property line of Nashville Holdings LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 17' 57" East, 71.96 feet to an existing iron rod;

Thence South 77° 06' 15" East, 32.63 feet to an existing iron rod;

Thence South 12° 47' 42" West, 34.70 feet to an existing iron rod;

Thence North 78° 07' 15" West, 11.07 feet to an "X" concrete, at a corner common with the property of Kenneth H. Martin, as of record in Instrument No. 20050729-0089042, in the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Kenneth H. Martin, South 59° 25' 03" West, 197.59 feet to the point in the easterly right-of-way line of Interstate 24/65;

Thence with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 88.01 feet to an "X" in concrete;

Thence North 25° 30' 20" West, 28.20 feet to the POINT OF BEGINNING. Containing 22,036 square feet or 0.506 acres more or less.

Being the same property conveyed to Nashville Holdings, LLC, by deed of record in Instrument No. 20080605-0057882, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO
SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 57, Page 154, in the Register's Office for Davidson County, Tennessee. (All Tracts)

3. All matters shown on the plat of record in Instrument No. 200601240009099, in the Register's Office for Davidson County, Tennessee. (Tracts II & III)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8608, page 127, in the Register's Office for Davidson County, Tennessee. (Tract I))

5. Appurenant Easement for ingress and egress described in Deeds of record in Book 7674, page 316 and Book 9549, page 985, in the Register's Office for Davidson County, Tennessee. (Tract V)

6. Memorandum of Lease by and between M & M Oil Company, Inc., (Lessor) and Kimbro Oil Company of record in Book 11099, page 598, in the Register's Office for Davidson County, Tennessee. (Tract IV)

7. Easement(s) of record in Instrument No. 200505130054294, in the Register's Office for Davidson County, Tennessee. (Tract III)

8. Easement Agreement between Nashville Holdings, LLC, Fred C. Martin and wife, Doris M. Martin and Kenneth H. Martin of record in Instrument No. 200806050057883, in the Register's Office for Davidson County, Tennessee. (Tract IV & V)

9. Any deed(s) of trust and/or assignment(s) of lease(s) affecting the Property.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

