This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chris Rubino

BILL GARRETT, Davidson County
Trans:T20160006332 DEEDWARRSP
Recvd: 01/25/16 13:57 4 pgs
Fees:23.00 Taxes:37000.00
20160125-0006960

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
MFC – 4960 EDMONDSON LLC 4960 Edmonson Pike Nashville, TN 37211	MFC – 4960 EDMONDSON LLC c/o Middle Farms Capital LLC 625 Main Street, Suite 103 Nashville, TN 37206	147-6-220

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DKT&R INVESTORS,** a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MFC – 4960 EDMONDSON LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is part of the same real estate conveyed to the Grantor by Warranty Deed recorded as Book 7089, Page 616 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on the Following Page*]

Witness my hand this 14th day of January, 2016.

GRANTOR:

DKT&R INVESTORS
a Tennessee limited liability company

By: Thomas Newman Keenan
Name: Thomas Newman Keenan
Its: Authorized Signatory

STATE OF TENNESSEE)
) SS.
COUNTY OF Williamson)

Before me, Kayla Carter, a Notary Public of the State and County aforesaid, personally appeared Thomas Newman Keenan, the Authorized Signatory of DKT&R Investors, a Tennessee general partnership, 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 Authorized Signatory of DKT&R Investors, a Tennessee general partnership, the within named bargainor, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership.

Witness my hand and official seal, at office located in Franklin, TN this 12th day of January, 2016.

Notary Public

My Commission Expires:

1/8/19

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Williamson

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $10,000,000.00.

Subscribed and sworn to before me this 14th day of January, 2016.

My Commission expires: 1/8/19

Affiant:
Title:

Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Legal Description of Property (Edmondson Manor)

Being parts of Lots Nos. 6,7,8,9 and 10 in Noah W. Cooper's Subdivision of Miss Willie M. Davis' 56-7/8 acres, as of record in Book 1629, page 117, Register's Office for said county, described as follows:

BEGINNING at a point on the easterly margin of Edmondson Pike or Owen and Winstead Pike, which point is the common front corner of Lot No. 8 and adjoins the property conveyed to the Calvary Free Will Baptist Church, as of record in Book 3707, page 35; thence northerly along the easterly margin of Owen and Winstead Pike north 25 degrees 11 minutes 20 seconds east 411.62 feet to an iron pin, said iron pin is the northern margin of Lot No. 10 on Owen and Winstead Pike; thence south 61 degrees 12 minutes 30 seconds east 779.87 feet to a point in the westerly line of a cemetery as of record in Book 1136, page 678; thence with said westerly line south 12 degrees 09 minutes west 183.97 feet to a point; thence running along the southerly line of said cemetery south 85 degrees 29 minutes 50 seconds east 319.61 feet to a point in the rear line of Lot No. 10; thence south 12 degrees 57 minutes 40 seconds west 126.41 feet to a point; thence north 87 degrees 56 minutes west 3.60 feet to a concrete monument; thence north 87 degrees 56 minutes west 128.19 feet to a concrete monument; thence north 86 degrees 03 minutes west 98.44 feet to a concrete monument; thence south 81 degrees 47 minutes west 100.11 feet to a concrete monument; thence south 19 degrees 09 minutes 17 seconds east, 16.47 feet to a point; thence continuing, south 19 degrees 09 minutes 17 seconds east 120.63 feet to a concrete monument; said concrete monument is on the westerly margin of Adamwood Drive; thence with the westerly margin of Adamwood Drive on a curve with a radius of 206.04 feet in a southwesterly direction 60.70 feet to an existing monument in the margin of Adamwood Drive; thence north 36 degrees 12 minutes 56 seconds west 154.60 feet to a concrete monument; thence north 17 degrees 27 minutes 34 seconds east 58.89 feet to a concrete monument, said concrete monument adjoins the southerly line of Lot No. 8 of Noah W. Cooper's Subdivision or Plan of the Miss Willie M. Davis Farm; thence north 66 degrees 1 minute 50 seconds west 765.21 feet to the point or place of beginning.

Being part of the same real estate conveyed to DKT&R Investors, a partnership by deed recorded in Book 7089, Page 616 in the Register's Office of Davidson County, Tennessee.

Property Address: 4960 Edmondson Pike, Nashville, TN 37211

Tax ID No. 147-6-220.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2016 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1629, Page 117, Register's Office for Davidson County, Tennessee.

3. Subject to the following matters shown on the survey by Clifford McGill TN RLS #2699 of Azmuth Land Surveying, dated June 19, 2015 and designated Job No. 150547-S:

    a. Chain link fence extends over the southwesterly boundary line of the northeasterly adjoiner

    b. Steel fence extends over the south boundary line of the property.

    c. Steel fence extends over the north boundary line of the property.