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:T20160006884 DEEDWARRSP
Recvd: 01/26/16 15:25 4 pgs
Fees:23.00 Taxes:1850.00
20160126-0007574

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
RACE ROCK PARTNERS LLC 604 Russell Street Nashville, TN 37206	RACE ROCK PARTNERS, LLC c/o Middle Farms Capital LLC 625 Main Street, Suite 103 Nashville, TN 37206	82-16-123

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, **604 RUSSELL STREET LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ROCK RACE PARTNERS, 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 5854, Page 51 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:

604 RUSSELL STREET, LLC
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 604 Russell Street, LLC, a Tennessee limited liability company, 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 604 Russell Street, LLC, a Tennessee limited liability company, 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 $ 500,000.00 .

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

My Commission expires: 1/8/19

Affiant: Nicholas Ogden
Title: Authorized Signatory

Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Legal Description of Property (Belvedere Apartments)

Land in Davidson County, Tennessee, being Lots Nos. 63 and 64 on the plan of Henry Blood's Addition, as of record in Book 21, page 5, Register's Office for Davidson County.

Said lots 63 and 64 adjoin and front together 100 feet on the south side of Russell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Belvedere Apartments, a partnership in Book 5854, Page 51 Register's Office for Davidson County, TN and Belvedere Apartments, a partnership having converted to 604 Russell Street, LLC a Tennessee limited liability company pursuant to that certain Certificate of Conversion of 604 Russell Street dated February 1, 2007 and filed with the Tennessee Secretary of State on February 1, 2007.

Property Address: 604 Russell Street, Nashville, TN 37206

Tax ID: Map 82-16 Parcel 123.

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 21, Page 5, Register's Office for Davidson County, Tennessee.

3. Subject to the following matters shown on the survey by Clifford McGill TN RLS #2699 of Azimuth Land Surveying dated June 16, 2015 and designated Job No. 150552-S:

    a. Concrete walk extends over the northeasterly line of the southwesterly adjoiner

    b. Overhead utilities appear to cross over the southwesterly line of the northeasterly adjoiner