SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009603 DEEDWARRSP
Recvd: 02/04/16 10:51 2 pgs
Fees: 13.00 Taxes: 13833.69

20160204-0010860

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,738,834.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VCI Nashville LLC	Same As New Owner	Map 60-4
(NAME)	(NAME)	
10260 Tula Lane		Parcel 114.00
(ADDRESS)	(ADDRESS)	
Cupertino, CA 95014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Renix Madison, GP a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VCI Nashville LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Resubdivision of Lots 5 and 6 of The First Revision of Coats Industrial Park, of record in Instrument No. 20030107-0002916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Renix Madison, LLC, Tennessee limited liability company by Special Warranty Deed from Downside Risk Professional Properties, GP, filed for record on March 6, 2014 as Instrument No. 20140306-0018746, corrected as Instrument No. 20140729-0067094, Register's Office for Davidson County, Tennessee. Renix Smyrna, LLC has been converted to a general partnership by the Articles of Conversion filed with the Tennessee Secretary of State as of December 31, 2014.

This conveyance is made subject to all conditions, easements; of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20050826-0102691, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20021105-0135804, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 220 West Maplewood Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for 2014 real estate taxes, which are to be prorated between Grantor and Grantee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its 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 whomsoever.

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

Witness my/our hands this 29th day of January, 2016.

RENIX MADISON, GP

By: Victoria E. Dunn, Trustee
Victoria E. Dunn, Trustee of
The BRD Investment Trust, II
Its General Partner

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Victoria E. Dunn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of The BRD Investment Trust, II,** a general partner of Renix Smyrna, GP, a Tennessee general partnership, the within named bargainor, and that as the Trustee of such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by herself as Trustee of a general partner.

WITNESS my hand and seal this 29th day of January, 2016.

Robert L. Scruggs
Notary Public

My Commission Expires:

File No.: 35981

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017