FROM: Buckhead Investments, LLC, a Tennessee limited liability company; Legacy One, a Tennessee general partnership; James David Andrews and Jonathan Douglass Andrews

TO: ECG Belcourt, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
ECG Belcourt, LLC 118 16th Avenue South, Suite 200 Nashville, Tennessee 37203	Same	Map 104-12; Parcel 3 and Map 104-8; Parcels 117 & 118

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,300,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2016.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

Notary Public

My Comm. Expires: 7-2-2018

BILL GARRETT, Davidson County
Trans:T20160009837 DEEDWARRSP
Recvd: 02/04/16 15:48 8 pgs
Fees:43.00 Taxes:30710.00
20160204-0011124

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Buckhead Investments, LLC, a Tennessee limited liability company, as to a ½ undivided interest; Legacy One, a Tennessee general partnership, as to an undivided 1/6 interest; James David Andrews, as to a 1/6 undivided interest; and Jonathan Douglass Andrews, as to an undivided 1/6 interest, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ECG Belcourt, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, being a part of the old Tollgate Lot, shown on the Plan of Edward C. Scruggs' Subdivision of certain lots of Burch Orchard and Read Tracts, of record in Book 57, Page 114, Register's office for said

County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated July 25, 1950, as follows:

Beginning at a point in the westerly margin of 21st Avenue South, or Hillsboro Pike, as now widened and located, 50 feet south of the south margin of Belcourt Avenue, as widened and located; thence westwardly along a line 50 feet southerly from and parallel to the southerly margin of Belcourt Avenue, as now widened and located, 126.5 feet to a point; thence southwardly with a line 126.5 feet westerly from and parallel to the westerly margin of 21st Avenue South, or Hillsboro Pike, 88 feet to the north margin of an alley; thence with the margin of the same, easterly 126.5 feet to the westerly margin of 21st Avenue South; thence with the margin of the same, northerly 88 feet to the beginning.

Being part of the same property conveyed to Evalina Harwell Andrews, Co-Trustee under the Will of Samuel Knox Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, and Leila H. Fuqua by installment deed from First American National Bank of Nashville, Trustee under the Will of Mrs. Lucy W. Meriwether of record in Book 4446, Page 952, said Register's Office.

Leila H. Fuqua died testate on or about December 10, 1994. She devised her one-half (1/2) undivided interest in said property to her children; namely, Knox H. Fuqua, Vincent S. Fuqua and Alexander S. Fuqua by will of record in Will Book 195, Page 533, Probate Court for Davidson County, Tennessee. For further reference, see Affidavits of Heirship of record as Instrument No. 20040416-0043385, and Instrument No. 20040419-0044161 and Executor's Deed of record in Book 10045, Page 927, said Register's Office. Knox H. Fuqua and Vincent S. Fuqua have conveyed their interest in said property to Alexander S. Fuqua by quitclaim deed of record in Book 10045, Page 932, as corrected by Instrument No. 20150714-0068662, said Register's Office. Alexander S. Fuqua has conveyed his interest to Buckhead Investments, LLC, a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20030506-0059854, as corrected by Instrument No. 20150714-0068663, said Register's Office.

Equitable Trust Company, a Tennessee corporation, has been appointed as sole Successor Trustee for the Evalina Harwell Andrews Trust by Order Approving Motion To Substitute Trustee of record as Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record as Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, Trustee has conveyed the Trust's one-half (1/2) undivided interest in said property to Josephine Andrews, A/K/A Josephine Andrews Barksdale, a 1/6th undivided interest, James David Andrews, a 1/6th undivided interest, and Jonathan Douglass Andrews, a 1/6th undivided interest by Trustee's Quitclaim Deed of record as Instrument No. 20120702-0058163, said Register's Office.

Josephine Andrews Barksdale, A/K/A Josephine Andrews died testate on or about

January 23, 2015. She devised her 1/6th undivided interest in said property to her husband, Keith P. Barksdale by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee. Keith P. Barksdale has conveyed his 1/6th undivided interest in said property to Legacy One, a Tennessee general partnership, by deed of record as Instrument No. 20150805-0078173, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being a part of the old Tollgate Lot, shown on the Plan of Edward C. Scruggs' Subdivision of certain lots of Burch Orchard and Read Tracts, of record in Book 57, Page 114, Register's Office for said County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated July 25, 1950, as follows:

Beginning on the southerly margin of Belcourt Avenue, as widened, 126.5 feet westerly from the westerly margin of 21st Avenue South, as widened, formerly the Hillsboro Pike; thence with the southerly margin of Belcourt Avenue, westwardly 104 feet to the northeast corner of Lot No. 1 on said Scruggs plan; thence with the easterly line of said Lot No. 1 southwardly 138 feet to the northerly margin of an alley; thence with said alley eastwardly 104 feet to a point 126.5 feet westerly from the westerly margin of 21st Avenue South, as widened; thence northwardly 138 feet to the beginning.

Being part of the same property conveyed to Evalina Harwell Andrews, Co-Trustee under the Will of Samuel Knox Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, and Leila H. Fuqua by installment deed from First American National Bank of Nashville, Trustee under the Will of Mrs. Lucy W. Meriwether of record in Book 4446, Page 952, said Register's Office.

Leila H. Fuqua died testate on or about December 10, 1994. She devised her one-half (1/2) undivided interest in said property to her children; namely, Knox H. Fuqua, Vincent S. Fuqua and Alexander S. Fuqua by will of record in Will Book 195, Page 533, Probate Court for Davidson County, Tennessee. For further reference, see Affidavits of Heirship of record as Instrument No. 20040416-0043385, and Instrument No. 20040419-0044161, said Register's Office. Knox H. Fuqua and Vincent S. Fuqua have conveyed their interest in said property to Alexander S. Fuqua by quitclaim deed of record in Book 10045, Page 932, as corrected by Instrument No. 20150714-0068662, said Register's Office. Alexander S. Fuqua has conveyed his interest to Buckhead Investments, LLC, a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20030506-0059854, as corrected by Instrument No. 20150714-0068663, said Register's Office.

Equitable Trust Company, a Tennessee corporation, has been appointed as sole Successor Trustee for the Evalina Harwell Andrews Trust by Order Approving

Motion To Substitute Trustee of record as Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record as Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, Trustee has conveyed the Trust's one-half (1/2) undivided interest in said property to Keith P. Barksdale, a 1/6th undivided interest, James David Andrews, a 1/6th undivided interest, and Jonathan Douglass Andrews, a 1/6th undivided interest by Trustee's Quitclaim Deed of record as Instrument No. 20150720-0070729, said Register's Office.

Keith P. Barksdale has conveyed his 1/6th undivided interest in said property to Legacy One, a Tennessee general partnership, by deed of record as Instrument No. 20150805-0078173, said Register's Office.

TRACT III

Land in Davidson County, Tennessee, being the east one-half of Lot No. 1 on the E. C. Scruggs Subdivision of the "Burch Orchard" Tract, a plan of which is of record in Book 57, Page 114, Register's Office for said County,

Said east one-half of Lot No. 1 fronts 50 feet on the south side of Belcourt Avenue, formerly Carlton Avenue, and runs back between parallel lines 138 feet to an alley.

TRACT IV

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 1 on the Plan of E. C. Scruggs Subdivision, as of record in Book 57, Page 114, Register's Office for said County.

Said west one-half of Lot No. 1 fronts 50 feet on the south side of Belcourt Avenue, formerly Carlton Avenue, and extends back between parallel lines 138 feet, erroneously referred to as 164 feet in prior conveyances, to an alley.

Tracts III and IV being the same property conveyed to Josephine Douglass Smith, Sam K. Harwell, III, E. Harwell Andrews and First American National Bank of Nashville, Trustees under certain trusts established under the Will of Samuel K. Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, by deed from McEwell Corporation, of record in Book 6445, Page 296, said Register's Office.

Pursuant to the terms of the will of Samuel K. Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, Josephine Douglass Harwell, A/K/A Josephine Douglass Smith for life with the remainder to their children; namely, Samuel Knox Harwell, III, Leila Harwell Fuqua, and Evalina Harwell Andrews, A/K/A E. Harwell Andrews. Josephine Douglass Smith died on or about November 17, 1986.

Samuel Knox Harwell, III died testate on or about December 18, 1972, preceding his mother in death. Pursuant to the terms of the will of Samuel K. Harwell, Jr., his 1/3rd undivided interest in said property passed to Samuel K. Harwell, IV, Fred Russell Harwell and James D. Harwell. For further reference, see Affidavits of Heirship of record as Instrument No. 20040416-0043385 and as Instrument No. 20040419-0044161, said Register's Office.

Samuel K. Harwell, IV, Fred Russell Harwell and James D. Harwell conveyed their 1/3rd undivided interest in said property to Evalina Harwell Andrews, Trustee, and Alexander S. Fuqua by Quitclaim Deed of record as Instrument No. 199912100302033, said Register's Office.

Leila Harwell Fuqua died testate on or about December 10, 1994. Pursuant to the terms of the will of Samuel K. Knox, Jr., her 1/3rd undivided interest passed to Knox H. Fuqua, Stewart Vincent Fuqua and Alexander S. Fuqua. Alexander S. Fuqua, Trustee of the Leila Harwell Trust, has conveyed said 1/3rd undivided interest to Knox H. Fuqua, Vincent S. Fuqua and Alexander S. Fuqua, by Trustee's Deed of record in Book 10045, Page 921, said Register's Office. Knox H. Fuqua and Vincent S. Fuqua have conveyed their interest to Alexander S. Fuqua by Quitclaim Deed, of record in Book 10045, Page 932, as corrected by Instrument No. 20150714-0068662, said Register's Office. Alexander S. Fuqua has conveyed his interest to Buckhead Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20030506-0059854, as corrected by Instrument No. 20150714-0068663, said Register's Office.

Equitable Trust Company, a Tennessee corporation, has been appointed as sole Successor Trustee for the Evalina Harwell Trust by Order Approving Motion To Substitute Trustee of record as Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record as Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, Trustee, has conveyed a 1/6th undivided interest to Josephine Andrews, A/K/A Josephine Andrews Barksdale, a 1/6th undivided interest to James David Andrews and a 1/6th undivided interest to Jonathan Douglass Andrews by Quitclaim Deed of record as Instrument No. 20120702-0058157 and as Instrument No. 20120702-0058158, said Register's Office.

Josephine Andrews Barksdale, A/K/A Josephine Andrews died testate on or about January 23, 2015. She devised her 1/6th undivided interest to her husband, Keith P. Barksdale by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee. Keith P. Barksdale has conveyed his 1/6th undivided interest in said property to Legacy One, a Tennessee general partnership, by deed of record as Instrument No. 20150805-0078173, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances

set forth below.

1. Property Taxes for 2016, which have been prorated.

2. All matters shown on the plan of record in Book 57, page 111, said Register's Office.

This is improved property located at 1803 and 1805 21st Avenue South, and 2111 and 2113 Belcourt Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 4th day of ~~January~~ February, 2016.

BUCKHEAD INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
Name: Alexander S. Fuqua
Title: Chief Manager

STATE OF ~~TENNESSEE~~ GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexander S. Fuqua with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Chief Manager of Buckhead Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Chief Manager.

Witness my hand and seal, at office in Atlanta, ~~Tennessee,~~ Georgia this the 28th day of January, 2016.

Susan E. Evans
NOTARY PUBLIC

My Commission Expires: 10/29/19

SUSAN E EVANS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 29, 2019

4829-1953-8221.1

LEGACY ONE, a Tennessee general partnership

By: Samuel K. Harwell, Jr.
Name: Samuel K. Harwell, Jr.
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Samuel K Harwell Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Managing Partner of Legacy One, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of ~~January~~ February, 2016.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

James David Andrews

Jonathan Douglass Andrews

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Douglass Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of ~~January~~ February, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.