This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/05/16 14:25 5 pgs
Fees:28.00 Taxes:6290.00
20160205-0011507

GENERAL WARRANTY DEED

FROM: J A S GROUP, INC., a Tennessee corporation, Grantor

TO: MACS RETAIL LLC, a Virginia limited liability company, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
MACS Retail LLC 4525 Ayers Street Corpus Christi, Texas 78415	Same as Owner	072-10-0-155-00

(STATE OF Tennessee)
(COUNTY OF Davidson)

The actual consideration for this transfer is ONE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS ($1,700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of ~~December, 2015.~~ January, 2016

Jodean M. King
Notary Public

My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, J A S GROUP, INC., a Tennessee corporation ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto MACS RETAIL LLC, a Virginia limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is improved property known as 2814 Gallatin Pike, Nashville, Tennessee 37216.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 29 day of ~~December, 2015~~ January 2016

GRANTOR:

J A S GROUP, INC., a Tennessee corporation

By: Sherif Roufail
Sherif Roufail President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared SHERIF ROUFAIL, 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 President of J A S GROUP, INC., the within named bargainor, a Tennessee corporation, and that as such President executed the foregoing instrument for the purposes therein contained, by signing the name of J A S Group, Inc. by himself as the President thereof.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 29 day of January, 2016.

Jodean M. King
Notary Public

My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Tract No. One: Land in Davidson County, Tennessee, being more particularly described as follows: Beginning in the easterly margin of Gallatin Road 349 feet, more or less, south of the southerly margin of Litton Avenue, and running thence South 73° East 350 feet to an iron pin; thence North 19° 30' West 101.3 feet to an iron pin; thence westerly 350 feet, more or less, to the easterly margin of Gallatin Road; thence with same South 21° 30' West 95 feet, more or less, to the beginning.

Tract No. Two: Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, February 22, 1946, as follows: Beginning at a point in the easterly margin of Gallatin Road, 434 feet south of the southerly margin of Litton Avenue, thence South 73° East 350 feet to a point; thence southwesterly 140.1 feet to a point; thence North 68° 30' West 350 feet to the easterly margin of the Gallatin Road, thence with the margin of the same, northeasterly 104.7 feet to the point of beginning.

Being the same property conveyed to J A S Group, Inc., a Tennessee corporation, from Steven G. Laviola, a married man, by Deed of record in Instrument No. 200408040093884, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
ENCUMBRANCES

1. Real property ad valorem taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on that ALTA/ACSM Land Title Survey prepared by Kenneth D. Church, TN RLS 1004, Gresham, Smith & Partners, dated July 1, 2015, last revised December 10, 2015, Project Number 40624.11.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: