BILL GARRETT, Davidson County
Trans:T20160026261 DEEDWARRSP
Recvd: 03/31/16 15:54 5 pgs
Fees:28.00 Taxes:6660.00
20160331-0030770

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
TailGate RE, LLC 7300 Charlotte Pike Nashville, TN 37209	SAME	Map-Par. 114-00-0-137.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, West Charlotte Properties, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents do transfer and convey TailGate RE, LLC, a Tennessee limited liability company (the "Grantee"), its successors, and assigns, a certain tract or parcel of land described on Exhibit A attached hereto:

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it, and the same is unencumbered, except for the matters of record shown on Exhibit B and subject to the 2016 taxes which are the responsibility of the Grantee. And Grantor does further covenant and bind the Grantor and its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature appears on the following page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on this 29th day of March, 2016.

GRANTOR:

WEST CHARLOTTE PROPERTIES, LLC

By Wayne Green
Name: Wayne Green
Its: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Erica Martinez, a Notary Public of said County and State, Wayne Green, Chief Manager of West Charlotte Properties, LLC, the within named 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 Company as Chief Manager for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of March, 2016.

Erica Martinez
NOTARY PUBLIC
My Commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of March, 2016.

NOTARY PUBLIC

My Commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PREMISES LOCATION:

7300 Charlotte Pike
Nashville, TN 37209

DESCRIPTION:

The land referred to in this Lease is situated in the State of Tennessee, County of Davidson, and is described as follows:

Land in Davidson County, Tennessee, described in more detail in a survey made by David P. Brackman, dated February 21, 2008, and being the same property conveyed to West Charlotte Properties, LLC, by West Nashville Lodge No. 2221, Loyal Order of Moose, by Warranty Deed recorded as instrument number 20080229-0020225 in the Register's Office of Davidson County, Tennessee.

The metes-and-bounds description of the Property is:

Beginning at a point in the right of way of Charlotte Pike at the intersection with Old Charlotte Pike; thence with Charlotte Pike South 46 deg. 45' 00" West 488.30 feet; thence with a curve to the right with a delta of 82 deg. 35' 00" a radius of 25.00 feet, and a length of 36.03 feet, and a chord of South 88 deg. 02' 30" West 32.99 feet to a point; thence North 50 deg. 40' 00" West 234.00 feet to a point; thence North 42 deg. 40' 00" West 107.00 feet to a point; thence North 16 deg. 55' 34" West 221.03 feet to a point; thence North 02 deg. 42' 04" West 72.08 feet to a point; thence North 14 deg. 33' 27" East 82.94 feet to a point; thence North 31 deg. 56' 47" East 228.72 feet to a point on the right of way of Old Charlotte Pike; thence with the right of way of Old Charlotte Pike with a curve to the right having a delta of 02 deg. 35' 47", a radius of 547.82 feet, a length of 24.82 feet, and a chord of South 59 deg. 29' 50" East 24.82 feet; thence South 58 deg. 11' 56" East 372.92 feet to a point; thence with a curve to the right having a delta of 12 deg. 35' 18" a radius of 632.74 feet, a length of 139.02, and a chord of South 51 deg. 54' 17" East 138.74 feet to a point; thence South 45 deg. 36' 40" East 169.14 feet to a point; thence with a curve to the right having a delta of 92 deg. 21' 33" a radius of 25.00 feet, a length of 40.30 feet, and a chord of South 00 deg. 34' 11" West 36.08 feet to the point of beginning containing 7.48 acres, more or less.

EXHIBIT B

Easement granted to the Harpeth Valley Utilities District of record in Instrument No. 20030410-0048075, said Register's Office.