BILL GARRETT, Davidson County
Trans:T20160030020 DEEDWARRSP
Recvd: 04/13/16 13:32 6 pgs
Fees:33.00 Taxes:53650.00
20160413-0035428

OWNER/RESPONSIBLE TAXPAYER:
Radnor II, L.P.
900 South Gay Street, Suite 2000
Knoxville, TN 37902

THIS INSTRUMENT PREPARED BY:
Croley, Davidson & Huie, PLLC
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
(151998/JLM)

Map and Parcel Numbers:
CLT No. 133-02003500; CLT No. 133-02003600;
CLT No. 133-02003700; CLT No. 133-02003800;
CLT No. 133-02038000; CLT No. 133-02038100;
CLT No. 133-02003100

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 1st day of April, 2016, between **RADNOR INVESTMENTS, LLC, a Tennessee limited liability company**, First Party, and **RADNOR II, L.P., a Tennessee limited partnership**, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2016 taxes, which shall be prorated as of the date of closing, and which Second Party assumes and agrees to pay, and the matters set forth on **Exhibit "B"** attached.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

RADNOR INVESTMENTS, LLC, a Tennessee Limited liability company

By: Phillip O. Lawson

Printed Name: Phillip O. Lawson

Title: Manager

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared PHILLIP O. LAWSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of **RADNOR INVESTMENTS, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he/she, as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such officer.

WITNESS my hand and seal at office on this the 8th day of April, 2016.

Patricia S. Carbaugh

Notary Public

My Commission Expires:

2-5-19

(SEAL)

PATRICIA S. CARBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 14,500,000.00 .

Affiant

Subscribed and sworn to before me this 8th day of April, 2016.

Notary Public

My Commission Expires: 2-5-19

PATRICIA S. CARBAUGH (SEAL) STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT "A"

Tract 1:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue, a 50-foot road, and McCombs Avenue, a 50-foot road; thence, with the north right-of-way line of Thuss Avenue N 83° 18' 33" W 378.59 feet to a nail; thence, with the east boundary line of the property of Our Lady of Guadalupe Catholic Church as recorded in Instrument No. 20110331-024889, R.O.D.C., Tennessee N 6° 41' 27" E 46.71 feet to a nail; thence, N 22° 21' 00" W 117.37 feet to a nail; thence, northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117° 50' 40", and a chord bearing and distance of N 36° 34' 20" E 53.96 feet to a nail; thence, with the end of a 20 foot alley S 4° 51' 12" W 20.00 feet to a nail; thence, with the south right-of-way line of the alley S 84° 29' 20" E 408.24 feet to a nail; thence, southeastwardly, 31.19 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 89° 21' 10" feet, and a chord bearing and distance of S 39° 48' 45" E 28.12 feet to an iron pin; thence with the west right-of-way line of McCombs Avenue S 4° 51' 12" W 139.44 feet to an existing concrete monument; thence southwestwardly, 40.07 feet along the arc of a return curve to the right having a radius of 25.00 feet, a central angle of 91° 50' 15", and a chord bearing and distance of S 50° 46' 33" W 35.92 feet to the point of beginning and containing 77,330 Square Feet or 1.78 Acres.

Tract 2:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin at the northwest end of the southwesterly return curve at the intersection of Sunrise Avenue, a 50-foot road, and McCombs Avenue, a 50 foot road; thence, southeastwardly, 38.98 feet along the arc of the return curve to the right having a radius of 25.00 feet, a central angle of 89° 20' 32", and a chord bearing and distance of S 39° 49' 04" E 35.15 feet to an iron pin; thence, with the west right-of-way line of McCombs Avenue S 4° 51' 12" W 115.05 feet to an iron pin; thence, southwestwardly, with the north right-of-way line of a 20-foot alley, 31.65 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 90° 39' 28", and a chord bearing and distance of S 50° 10' 56" W 28.45 feet to an "x" on curb; thence, with the north right-of-way line of the alley N 84° 29' 20" W 379.77 feet to an "x" on curb; thence, with the east boundary line of the property of Our Lady of Guadalupe Catholic Church as recorded in Instrument No. 20110331-024889, R.O.D.C., Tennessee N 4° 51' 12" E 160.00 feet to an iron pin; thence with the south right-of-way line of Sunrise Avenue S 84° 29' 20" E 375.29 feet to the point of beginning and containing 63,777 Square Feet or 1.46 Acres.

Tract is a portion of Lot 38 ½ and all of Lots 37 and 38 on the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 332, Page 107, and is all of Lots 32, 33, 34, 35, and 36 on

the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 421, Page 17, R.O.D.C., Tennessee. Tract is all of Tracts II, Ill, IV, and V of the property of U.S. Retirement Concepts, Inc. as recorded in Deed Book 7090, Page 550 and contains all of Lot 2, Radnor Baptist Church as recorded in Plat Book 4955, Page 43, R.O.D.C., Tennessee.

Easement Description:

An easement across Tract 1 benefiting an adjoining tract in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at a nail set on the north right-of-way line of Thuss Avenue, a 50-foot road, that is N 83° 18' 33" West 378.59 feet from an iron pin set at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue and McCombs Avenue, a 50-foot road; thence with the east boundary line of the property of Radnor Baptist Church as recorded in Deed Book 5004, Page 107, and Deed Book 5062, Page 669, R.O.D.C., Tennessee N 6° 41' 27" E 46.71 feet to a nail set; thence, N 22° 21' 00" W 117.37 feet to a nail set; thence, northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117° 50' 40", and a chord bearing and distance of N 36° 34' 20" E 53.96 feet to a nail set; thence, with the end of a 20 foot alley S 4° 51' 12" W 20.00 feet to a nail set; thence, with the south right-of-way line of the alley S 84° 29' 20" E 4.00 feet to a nail set thence, southwestwardly, with a line serving Tract l, 24.69 feet along the arc of a curve to the left having a radius of 12.00 feet, a central angle of 117° 51' 40", and a chord bearing and distance of S 36° 34' 50" W 20.56 feet; to an iron pin set thence, S 22° 21' 00" E 135.33 feet; to a nail set thence, S 6° 41' 27" W 40.06 feet; to an iron pin set thence, with the north right-of-way line of Thuss Avenue N 83° 18' 33" W 30.00 feet to the point of beginning and containing 5,184 Square Feet or 0.119 Acres.

This property is described according to a survey dated May 17, 2014 by Patrick S. Coode, R.L.S. #855, 144 Spring Valley Road, Nashville, Tennessee 37214, bearing File #214-022.

Being the same property conveyed to Radnor Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from U.S. Retirement Concepts, Ltd., a Tennessee general partnership dated August 8, 2014, and recorded as Instrument No. 20140811-0072057, in the Davidson County Register of Deeds Office.

EXHIBIT "B"

1. Plat of record in Plat Book 4955, page 43, Register's Office for Davidson County, Tennessee, and survey prepared by Patrick Coode and Company, LLC, Patrick S. Coode, TNRLS No. 855, dated May 17, 2015, revised October 28, 2015, last revised 2/12, 2016, and bearing File No. 214-022-2, discloses the following:
   (a) limited access points to both Sunrise Avenue and Thuss Avenue; and
   (b) additional 8 foot dedication of a strip of land increasing an alley to 20 feet in width.

2. Easements contained in Warranty Deed from Radnor Baptist Towers, Inc. to U.S. Retirement Concepts, Inc., dated May 21, 1986 and recorded on December 31, 1986 in Book 7090, page 550 and easements contained in Warranty Deed from U.S. Retirement Concepts, Inc. to U.S. Retirement Concepts, Ltd., dated January 5, 1989 and recorded on January 5, 1989 in Book 7745, page 256, both of record in the Register's Office, Davidson County, Tennessee, and as shown on survey prepared by Patrick Coode and Company, LLC, Patrick S. Coode, TNRLS No. 855, dated May 17, 2015, revised October 28, 2015, last revised 2/12, 2016, and bearing File No. 214-022-2.

4. Rights of tenants in possession, as tenants only, under unrecorded residential leases of two years or less.

5. Grant of Easement by and between Comcast of Nashville I, LLC and U.S. Retirement Concepts, Ltd. dated March 5, 2014 and recorded as Instrument No. 20140328-0025599, as amended by Subordination, Non-Disturbance and Attornment Agreement by and between Pillar Multifamily, LLC and Comcast of Nashville I, LLC, dated August 8, 2014, and recorded as Instrument No. 20140811-0072059, all of record in the Davidson County Register's Office, and as shown on survey prepared by Patrick Coode and Company, LLC, Patrick S. Coode, TNRLS No. 855, dated May 17, 2015, revised October 28, 2015, last revised 2/12, 2016, and bearing File No. 214-022-2.

6. PCS Site Agreement as evidenced by a Memorandum of PCS Site Agreement dated March 5, 1996 of record in Book 9982, page 618, as amended by Subordination, Non-Disturbance and Attornment Agreement by and between Pillar Multifamily, LLC and MAJORCO, L.P., a limited partnership organized and existing under the laws of Delaware, d/b/a Sprint Telecommunications Venture, dated August 8, 2014 and recorded as Instrument No. 20140811-0072060, all of record in the Davidson County Register's Office.