Prepared by:

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1819 Fifth Avenue North
Birmingham, Alabama 35203

BILL GARRETT, Davidson County
Trans:T20160030942 DEEDWARR
Recvd: 04/15/16 14:02 5 pgs
Fees:28.00 Taxes:4070.00
20160415-0036554

After recording return to:

Slate Ridge Holdings, LLC
One East Fourth Street, 4th Floor
Cincinnati, Ohio 45202

Send tax bill to address of new owner:

Slate Ridge Holdings, LLC
One East Fourth Street, 4th Floor
Cincinnati, Ohio 45202

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), whose address is 250 Riverchase Parkway East, Suite 600, Birmingham, Alabama 35244, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by **SLATE RIDGE HOLDINGS, LLC**, an Ohio limited liability company ("Grantee"), whose address is One East Fourth Street, 4th Floor, Cincinnati, Ohio 45202, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property lying and being situated in Davidson County, Tennessee:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2016 tax year and all subsequent years.

2. All easements, restrictions, reservations, encumbrances and other matters appearing of record.

3. Zoning and building laws, land use laws, rules, regulations, statutes, and ordinances.

4. Matters that would be disclosed by an accurate survey of the Property.

Except as set forth herein, Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

22nd **IN WITNESS WHEREOF**, Grantor has caused this conveyance to be duly executed this day of February, 2016.

Witnesses:

Andrea Howard
Andrea Howard
Print Name

Wendy Turner
Wendy Turner
Print Name

REGIONS BANK,
an Alabama banking corporation

By: Korey Cox
Name: Korey Cox
Title: Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Korey Cox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, an Alabama banking corporation, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office, this 22 day of February, 2016.

NOTARY PUBLIC STATE AT LARGE

AFFIX SEAL

Randi L Dicus
Signature of Notary

RANDI L DIONS
Name of Notary Typed, Printed or Stamped

My Commission Expires: (if not legible on seal): 11/5/2016

RANDI L. DIONS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 22 day of February, 2016.

Notary Public

My Commission Expires: 11/5/2016

SEAL

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Hermitage Commons, as of record in Instrument Number: 20070810-0095886, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Old Hickory Boulevard, at a corner common with Lot 53 of Dodson Heights, as of record in Plat Book 2900, Page 113, at the Register's Office for Davidson County, Tennessee, also being the property of John Harwell, Jr., as of record in Instrument Number: 20041229-0153444, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 676,740.68; Easting: 1,786,844.00; on the State Plane Coordinate System NAD-83 (1995);

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 07 deg 34 min 18 sec East, 63.73 feet to a pk nail set;

Thence South 19 deg 29 min 35 sec East, 100.50 feet to an existing iron rod;

Thence South 20 deg 54 min 50 sec East, 141.93 feet to an existing iron rod, at a corner common with

Lot 2 of Hermitage Commons, also being the property of Hermitage Commons II, LLC, as of record in Instrument Number: 20070820-0099719, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of said Lot 2, South 71 deg 11 min 51 sec West, 288.51 feet to a pk nail set;

Thence with the easterly property line of said Lot 2, North 18 deg 48 min 09 sec West, 157.95 feet to an existing iron rod in the southerly property line of Lot 48, of Dodson Heights, also being the property of Darlene A. & Theodric I. Williams, as of record in Instrument Number: 20010705-0071925, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 48, North 44 deg 41 min 18 sec East, 329.08 feet to the POINT OF BEGINNING. Containing 65,349 square feet or 1.500 acres more or less.

Being the same property conveyed to REGIONS BANK, AN ALABAMA BANKING CORPORATION by deed from REGIONS EXCHANGE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AS EXCHANGE ACCOMMODATION TITLE HOLDER FOR REGIONS BANK, of record in Instrument No. 20081119-0113945, dated October 29, 2008, Register's Office for Davidson County, Tennessee.

Parcel/Tax ID #08600076200
Property Address: 5201 Old Hickory Blvd., Hermitage, Tennessee 37076