THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
110 29TH AVE NORTH PARTNERS 102 Woodmont Blvd., Suite 200 Nashville, Tennessee 37205	Same	10402034100 10402035100 10402035000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AMG INVESTMENT GROUP, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to 110 29TH AVE NORTH PARTNERS, a Tennessee general partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 110 29th Ave North, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

BILL GARRETT, Davidson County
Trans:T20160038349 DEEDWARRSP
Recvd: 05/09/16 11:38 5 pgs
Fees:28.00 Taxes:15580.70
20160509-0045720

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 5 day of May, 2016.

GRANTOR:

AMG INVESTMENT GROUP, L.P.
By: 29th Avenue Partners, LLC
Its: General Partner

By: Tony Best
Name: Tony Best, M.D.
Its: Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Tony Best, M.D., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of 29th Avenue Partners, LLC, a Tennessee limited liability company, the general partner of AMG Investment Group, L.P., a Tennessee limited partnership, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand at office, this 5 day of May, 2016.

Jennie Martin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Jennie Martin
Notary Public

My Commission Expires:

My Commission Expires: June 19, 2017

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,211,000.00.

Sworn to and subscribed before me this 5th day of May, 2016.

Notary Public

My Commission Expires:

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT A

Tract I - Parcel 341

Being Lots No. 11 and 12 on the Map of Mr. A. C. Wilkerson's Subdivision of Lot 44 Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, R.O.D.C., Tennessee and being more particularly described according to a survey by R. L. Montoya-Land Surveying, Inc. dated September, 7, 1994 as follows:

Beginning at a iron rod in the northeasterly margin of 29th Avenue North, said rod being the common corner of Lot Number 11 and Lot Number 10 said plan; thence leaving said margin and running with the common line of said lots, North 52 degrees 33 minutes 00 seconds East, 120.00 feet to an iron rod in the southwesterly margin of a 10 foot alley, being alley number 632; thence, running with said alley, South 37 degrees 26 minutes 13 seconds East, 103.00 feet to an iron rod, said rod being the common corner of Lot Number 12 and the James R. Resha Property as of record in Deed Book 5812, page 946, R.O.D.C., Tennessee, thence, leaving the southwesterly margin of said alley and running with the common line of Lot Number 12 and the said Resha Property, South 52 degrees, 33 minutes 00 seconds West, 120.00 feet to an iron rod in the northeasterly margin of 29th Avenue North; thence, running with said margin, North 37 degrees 26 minutes 13 seconds West, 103.00 feet to the point of beginning, containing 12,360 square feet more or less.

Tract II - Parcels 350 and 351

Being Lots No. 5 and 6 on the Map of Mr. A.C. Wilkerson's Subdivision of Lot No. 44 Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, R.O.D.C., Tennessee and being more particularly described according to a survey by R. L. montoya-Land Surveying, Inc. dated September 7, 1994 as follows:

Beginning at an iron rod in the southwesterly margin of 28th Avenue, North, said rod being the common corner of Lot No. 6 and Lot No. 7 on said plan; thence, running with the margin of said Avenue, South 37 degrees 34 minutes 25 seconds east, 103.00 feet to an iron rod; said rod being the common corner of Lot Number 5 on said plan and the Carl E. Wood Property as of record in Deed book 5125, Page 117, R.O.D.C., Tennessee; thence, leaving said margin and running with the common line of Lot No. 5 and the said Carl Wood's Property, south 52 degrees 33 minutes 00 seconds West, 120.00 feet to an iron rod in the northeasterly margin of a 10 foot alley being alley number 632; thence running with said alley, North 37 degrees 34 minutes 25 seconds West, 103.00 feet to an iron rod; thence, departing said margin of alley number 632 and running with the common line of Lot Number 7 and Lot Number 6 of aforementioned subdivision, North 52 degrees 33 minutes 00 seconds East, 120.00 feet to the point of beginning, containing 12,360 square feet more or less.

Being the same property conveyed to Grantor by deed of record in Book 9568, page 155, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. All matters shown on Plan of record in Plat Book 161, page 44, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Book 6151, page 236, amended in Book 6401, page 825, said Register's Office.
4. Overhead Line Easement of record in Book 6257, page 238, said Register's Office.
5. Utility Easement of record in Book 8698, page 643, said Register's Office.
6. Memorandum of Lease Agreement between AMG Investment Group, L.P., as lessor, and Tritel Communications, Inc., as lessee, of record as Instrument No. 20021118-0142578, said Register's Office.
7. Rights of tenants under unrecorded leases.