BILL GARRETT, Davidson County
Trans: T20160045884 DEEDWARR
Recvd: 06/01/16 09:37 5 pgs
Fees: 28.00 Taxes: 19795.00
20160601-0054799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,350,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2016.

Notary Public

My commission expires: 11.6.17

LISA PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
BH2 – Nashville Parks A, LLC 111 Cloister Court, Suite 114 Chapel Hill, North Carolina 27514	Same	Map 81-08/Par. 348, 349, 350, 351, 352, 353, 354, 363 Map 81-12/Par. 61, 62

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROADMASTER, GP, a Tennessee general partnership ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto BH2 – NASHVILLE PARKS A, LLC, a North Carolina limited liability company ("GRANTEE"), its successors and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address:

1729, 1715, 1703, 1703-B, 1705, 1707, and 1709 Rosa L. Parks Boulevard, and 1702, 1704, and 1706 Nassau Street, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: (1) taxes for the year 2016 which have been prorated and will be paid by GRANTEE; (2) all matters shown on the Plan of record as Instrument No. 20061017-0128938, Register's Office for Davidson County, Tennessee; (3) Storm Water Detention Agreement

of record as Instrument Nos. 20070509-0055596 and 20070509-0055611, said Register's Office; and (4) Easement Agreement between Roadmaster, GP and TLC Properties, Inc. of record as Instrument No. 20160321-0026541, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, successors, representatives, 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 claiming by, through, or under GRANTOR, subject to the exceptions set forth herein.

GRANTOR hereby quitclaims and conveys to GRANTEE any interest that GRANTOR may have in and to a nineteen-foot wide section of Garfield Street right-of-way extending from Rosa L. Parks Boulevard (formerly known as 8th Avenue North) to Nassau Street as more fully described in Ordinance No. BL2005-779, enacted by The Metropolitan Government of Nashville and Davidson County, a copy of which ordinance is attached to that deed of record as Instrument No. 20150714-0068547, said Register's Office.

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

WITNESS GRANTOR'S hand this 25th day of May, 2016.

ROADMASTER, GP

By: _____
Earl H. Dunn, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Earl H. Dunn, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the General Partner of **ROADMASTER, GP** the within named bargainor, a Tennessee general partnership, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said partnership in his capacity as General Partner.

WITNESS my hand, at office, this 25th day of May, 2016.

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

1729, 1715, 1703, 1703-B, 1705, 1707, and 1709 Rosa L. Parks Boulevard
1702, 1704, and 1706 Nassau Street
Nashville, Tennessee

TRACT 1 – 1702 Nassau Street:

LAND in Davidson County, Tennessee, being Lot No. 76, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

TRACT 2 – 1704 Nassau Street:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said Lot 75 fronts 50 feet on the easterly side of Nassau Street, and runs back easterly between parallel lines, 160 feet to an alley.

TRACT 3 – 1706 Nassau Street:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said Lot 74 fronts 50 feet on the easterly side of Nassau Street, and runs back between parallel lines, 160 feet to an alley, being improved and known as 1706 Nassau Street, Nashville, Tennessee.

TRACT 4 – 1703 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the Southerly 26 feet of Land in Lot No. 51 on the plan of Homestead Addition II, Estate of D. T. McGavock, as of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 26 feet on the westerly side of 8th Avenue, North, and runs back between parallel lines 160 feet to an alley.

TRACT 5 – 1703-B Rosa L. Parks Boulevard:

Being the northerly 24 feet of Lot No. 51 on the Plan of Homestead Addition of Estate of S.T. McGavock, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 24 feet on the westerly side of 8th Avenue North and runs back between parallel lines 160 feet to an alley, and more particularly described as follows:

Beginning at a point in the westerly margin of 13th Avenue North, said point being N 34° A 79.9 feet from the northerly margin of Fairfield Street, running thence with the westerly margin of 8th Avenue North Lots Nos. 51 and 52 S 56° 160 feet to the easterly margin of a 15 foot alley; thence with the easterly margin of said 15 foot alley S 34° E 24 feet to a point; thence N 56° W 160 feet to a point beginning.

TRACT 6 – 1705 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the southerly 28 feet of Lot No. 52 on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 28 feet on the westerly side of 8th Avenue North, formerly McGavock Avenue and runs back between parallel lines 160 feet to an alley.

TRACT 7 – 1707 Rosa L. Parks Boulevard:

LAND in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 52 and the southerly 22 feet on Lot No. 53 on the Plan of the McGavock Homestead Addition to Nashville, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lot No. 52 and the southerly part of Lot No. 53 front together 44 feet on the westerly side of Rosa L. Parks Boulevard (formerly 8th Avenue North, and formerly McGavock Avenue) and runs back between parallel lines, 160 feet to an alley.

TRACT 8 – 1709 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being the northerly 28 feet of Lot No. 53 on the Plan of The Homestead Addition Estate of D.T. McGavock, deceased, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 53 fronts 28 feet on the westerly side of 8th Avenue North, formerly McGavock Avenue, and runs back between parallel lines 160 feet to an alley.

TRACT 9 – 1715 Rosa L. Parks Boulevard:

Land in Davidson County, Tennessee, being Lot 54, as shown on the map entitled McGavock Homestead Resubdivision of Lots 54-59, of record as Instrument No. 20061017-0128938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 10 – 1729 Rosa L. Parks Boulevard:

LAND in Davidson County, Tennessee, being Lot Nos. 60, 61, 62 and 63, on the Plan of McGavocks Homestead Addition, as shown on plat of record in Plat Book 57, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at the intersection of the westerly margin of 8th Avenue North and the southerly margin of Buchanan Street at the northeast corner of Lot No. 63; thence with the westerly margin of 8th Avenue North S 30°07'E 200.00 feet to an iron stake at the common corner of Lots 59 and 60; thence with the line of Lots 59 and 60, S 60°00'W 160.00 feet to the easterly margin of a 15' alley; thence with the easterly margin of said alley, N 30°07'W 200.00 feet to the southerly margin of Buchanan Street; thence with the southerly margin of Buchanan N 60°00'E 160.00 feet to the point of beginning and containing 32,000 square feet or 0.735 acres.

SAID TRACTS 1-10 BEING the same property conveyed to Roadmaster, GP, by deed of record as Instrument No. 20151005-0101368, Register's Office for Davidson County, Tennessee.