SPECIAL WARRANTY DEED

FROM: Leeko, LLC

TO: HG Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
HG Properties, LLC Attn: Tom Keenan 104 East Park Drive, Suite 106 Brentwood, TN 37027	Same	Map 106-6, Parcel 97.00

BILL GARRETT, Davidson County
Trans:T20160046223 DEEDWARRSP
Recvd: 06/01/16 15:34 4 pgs
Fees:23.00 Taxes:21182.50
20160601-0055251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $5,725,000.00.

Affiant

Sworn to and subscribed before me, this 1st day of June, 2016.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3/6/18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leeko, LLC, a Tennessee limited liability company** (the "Seller") by these presents does transfer, sell and convey unto **HG Properties, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1120 Menzler Road (sometimes referred to as 1124 Menzler Avenue), Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 1ST day of June, 2016.

SELLER: Leeko, LLC,
a Tennessee limited liability company

By: _____

Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rob Ivy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Leeko, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of May, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

DEBBIE A. STINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Best One Nashville Realty Subdivision, of record in Instrument No. 20101029-0086600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEEKO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BEST ONE NASHVILLE REALTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20101206-0096891, dated December 2, 2010, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes, stand-by fees and assessments (general and special) for the current year 2016, and future years, a lien, not yet due and payable for Map-Parcel 106-6-97.00.

2. Matters shown on the Plan of record in Instrument No. 20101029-0086600, Register's Office for Davidson County, Tennessee.

3. Restrictions as set forth in the deed of record in Instrument No. 20070425-0049324, said Register's Office.

4. Notice of Land Use Restrictions of record in Instrument No. 20070425-0049325, said Register's Office.

5. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

6. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

7. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

8. Subject to all matters noted or depicted on the ALTA/NSPS Land Title Survey prepared by James Allen Crawford dated May 26, 2016, Job Number 16-028.

9. Subject to any existing utility easements not recorded in the Register's Office for Davidson County, Tennessee.