

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF June, 2016.

NOTARY PUBLIC

My Commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc. 8110 Isabella Lane, Suite 200, Brentwood, TN 37027

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Edgehill Village Investors, LLC c/o Rob Lowe	SAME	104-04-227.00 (Tr: 1) 104-04-230.00 (Tr: 2)
(NAME)	(NAME)	
1033 Demonbreun Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

WAYNE BRADLEY DANIEL AND GARY BELZ FAMILY LIMITED PARTNERSHIP (being one and the same enitity as The Gary Belz Family Limited Partnership)

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

EDGEHILL VILLAGE INVESTORS, LLC

(herein called "Grantee"), the real property situated in **Davidson** County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Properties.

And Grantors do further covenant and bind Grantors, their successors and assigns to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

BILL GARRETT, Davidson County
Trans:T20160049816 DEEDWARRSP
Recvd: 06/13/16 14:04 4 pgs
Fees:23.00 Taxes:9268.50
20160613-0059592

In Witness Whereof, the Grantors have caused this instrument to be executed this 9th day of June, 2016.

Wayne Bradley Daniel

GARY BELZ FAMILY LIMITED PARTNERSHIP
By: GRB, Inc., its General Partner

By: _____
Gary R. Belz, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wayne Bradley Daniel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared GARY R. BELZ, PRESIDENT of GRB, INC., a Tennessee corporation, said corporation is the general partner of GARY BELZ FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, with whom I am personally acquainted, and who, upon oath acknowledged that he is the PRESIDENT of GRB, INC., general partner of GARY BELZ FAMILY LIMITED PARTNERSHIP, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained by signing the name of such partnership by such corporation, as the managing partner by himself as PRESIDENT of such corporation.

WITNESS my hand and Notarial seal, at office in Nashville, Tennessee, this, the 9th day of June, 2016.

Catherine M Neves
Notary Public

My Commission Expires: November 6, 2017

CATHERINE M NEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2017

Exhibit "A"

TRACT 1: 1202 16th Ave. S. (Map & Parcel 104-04-227.00)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of 16th Avenue South, at a corner common with the property of Music Hill, L.L.C., as of record in Instrument Number: 20040810-0096202, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located South 07 deg 47 min 49 sec West, 55.00 feet from an "X" in concrete at the intersection of the southerly right-of-way line of 16th Avenue South; Thence leaving the easterly right-of-way line of 16th Avenue South, with the southerly property line of Music Hill, L.L.C., South 82 deg 36 min 52 sec East, 150.00 feet to a pk nail set in the westerly right-of-way line of Alley #438, width varies; Thence with the westerly right-of-way line of Alley #438, South 09 deg 07 min 51 sec West, 249.91 feet to an existing iron rod, at a corner common with the property of Kenneth E. Payne, as of record in Instrument Number: 20120518-0043361, at the Register's Office for Davidson County, Tennessee; Thence leaving the westerly right-of-way line of Alley #438, with the northerly property line of Kenneth E. Payne, North 82 deg 34 min 33 sec West, 146.42 feet to an existing iron rod in the easterly right-of-way line of 16th Avenue South; Thence with the easterly right-of-way line of 16th Avenue South, North 08 deg 18 min 36 sec East, 249.73 feet to the POINT OF BEGINNING.

INCLUDED in the above description, but EXCLUDED from the above described property is certain real property conveyed to Brad Daniel and Gary R. Belz, by deed of record in Instrument Number 20040102-0000018, Register's Office for Davidson County, Tennessee;

ALSO INCLUDED in the above description, but EXCLUDED from the above described property is certain real property conveyed to Wayne Bradley Daniel & Gary Belz Family Limited Partnership (being one and the same entity as The Gary Belz Family Limited Partnership), by deed of record in Instrument Number 20020219-0020759, and other previous deeds of record in Book 11128, page 42 and in Book 9914, page 745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelton D. Herston by Quitclaim Deed from Charles H. Warfield, Trustee, of record in Book 5197, Page 960, Register's Office for Davidson County, Tennessee, dated June 20, 1977 and recorded on September 16, 1977.

Being the same property conveyed to Gary Belz Family Limited Partnership and Wayne Bradley Daniel by Warranty Deed from Kelton D. Herston, unmarried, of record in Instrument No. 20140708-0059955, Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 8, 2014.

TRACT 2: 1208 16th Ave. S. (Map & Parcel 104-04-230.00)

Being the southwest part of Lot No. 24 on the Plan of O.B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 205.0 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue, South, southwardly 100.0 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160.0 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100.0 feet; thence at right angles westwardly 180.0 feet, more or less, to the beginning.

Being the same property conveyed to Wayne Bradley Daniel, married, and William P. Fiser, Jr., unmarried, and Daniel L. Hipp, unmarried by Warranty Deed from R. E. Baker, married, of record in Book 9914, Page 745, Register's Office for Davidson County, Tennessee, dated January 1, 1996 and recorded on January 11, 1996.

Being the same property conveyed to Wayne Bradley Daniel, married and William P. Fiser, Jr., married by Quitclaim Deed from Daniel L. Hipp, unmarried, of record in Book 11128, Page 42, Register's Office for Davidson County, Tennessee, dated September 24, 1998 and recorded on September 28, 1998.

Being the same property conveyed to The Gary Belz Family Limited Partnership by Warranty Deed from William P. Fiser, Jr., of record in Instrument No. 20020219-0020759, Register's Office for Davidson County, Tennessee, dated February 13, 2002 and recorded on February 19, 2002.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. Subject to zoning, building and use restrictions and the Permitted Exceptions and the Leases.
3. Subject to all matters shown on the Plan of record in Plan Book 21, Page 87, Register's Office for Davidson County, Tennessee. (Affects Tract 2 only)
4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20100122-0005755, in the Register's Office for Davidson County, Tennessee. (Affects Tract 2 only)