BILL GARRETT, Davidson County
Trans:T20160056478 DEEDWARRSP
Recvd: 07/01/16 12:36 5 pgs
Fees:28.00 Taxes:20720.00
20160701-0067777

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:
ELM HILL MANAGEMENT, LLC 480 James Robertson Parkway Nashville, TN 37219 Attn: CFO	Same	095-00-0-015.00

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, AIRLANE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to ELM HILL MANAGEMENT, LLC, a Tennessee limited liability company, 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 2105 Elm Hill Pike, 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*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29 day of June, 2016.

AIRLANE, LLC,
a Tennessee limited liability company

By: _____
Name: Winston C. Hickman
Title: Chief Manager

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Winston C. Hickman, 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 the Chief Manager of Airlane, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 29th day of June, 2016.

_____
Notary Public

My Commission Expires:

March 3, 2020

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,600,000.00.

Charles C. Martin Jr.

Sworn to and subscribed before me this 29 day of June, 2016.

Michelle Cannon
Notary Public

My Commission Expires:

9/10/2018

MICHELLE CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

EXHIBIT A

[Legal Description]

Property located in the 15th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 on the Final Plat of First Revision of Airlane Office Complex as of record in Plat Book 9700, Page 897, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of Elm Hill Pike, being the northwest corner of the property conveyed to Harsh Chapel Baptist Church as of record in Deed Book 2693, Page 33, Register's Office for Davidson County, Tennessee; thence, leaving said right-of-way South 13 degrees 43 minutes 31 seconds East 486.52 feet to a point on the northerly boundary of the United Dominion Realty Trust Property as of record in Deed Book 8817, Page 787, Register's Office for Davidson County, Tennessee; thence, following said northerly boundary South 71 degrees 34 minutes 30 seconds West 299.07 feet to a point, said point being the southeast corner of the Metropolitan Life Insurance Company Property as of record in Deed Book 7713, Page 109, Register's Office for Davidson County, Tennessee; thence following the easterly boundary of said Metropolitan Life Property North 13 degrees 45 minutes 53 seconds West 528.55 feet to a point, thence, with a curve to the right having a central angle of 73 degrees 06 minutes 26 seconds, a radius of 25.00 feet, an arc length of 31.90 feet and a chord bearing and length of North 46 degrees 29 minutes 03 seconds East 29.78 feet to a point on the southerly right-of-way of Elm Hill Pike; thence, following said Elm Hill Pike North 83 degrees 02 minutes 16 seconds East 274.49 feet to the point of beginning.

Containing 153,904 square feet or 3.53 acres.

Being the same property conveyed to Airlane, LLC, a limited liability company, by Warranty Deed of Record in Book 11461, Page 96, 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. Plan of record in Plat Book 9700, page 897, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4423, page 570, Register's Office for Davidson County, Tennessee.
4. Rights or claims of parties in possession subject to certain tenant leases.
5. Any encroachment, encumbrance, easement, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the property.