THIS INSTRUMENT PREPARED BY AND RETURN TO:	NEW PROPERTY OWNER AND SEND TAX BILLS TO:	TAX ID # 09503013100
EVANS PETREE PC 1000 RIDGEWAY LOOP ROAD, SUITE 100 MEMPHIS, TENNESSEE 38120 ATTENTION: ASHBY R. SCOTT	BRIDGESTONE PARK PARTNERS 421 EAST IRIS DRIVE SUITE 300 NASHVILLE, TN 37204	PROPERTY ADDRESS: 10 BRIDGESTONE PARK NASHVILLE, TENNESSEE 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of this 13th day of July, 2016, by and between, **Boyle Craigmeade II, LLC,** a Tennessee limited liability company, party of the first part, and **Bridgestone Park Partners**, a Tennessee general partnership, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

See **Exhibit "A"**, attached hereto and incorporated herein by reference as if copied verbatim ("Property").

Being the same property as that conveyed to party of the first part by Quit Claim Deed of record at Instrument No. 20061113-0140102 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed Property; that it has a good right to sell and convey the same; that the same is unencumbered except for those certain matters set forth on **Exhibit "B"** and the restrictions contained herein; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Remainder of Page Intentionally Left Blank]

[Signature Page to Follow]

Davidson County DEEDWARRSP
Recvd: 07/13/16 14:49 5 pgs
Fees:28.00 Taxes:1110.00
20160713-0071924

WITNESS the signature of the said party of the first part the day and year first above written.

Boyle Craigmeade II, LLC

By: Matthew Hayden

Title: Treasurer

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the state and county mentioned, personally appeared Matthew Hayden, 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 Treasurer of **Boyle Craigmeade II, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of **Boyle Craigmeade II, LLC**, a Tennessee limited liability company, by himself as Treasurer.

WITNESS my hand, at office, this 11th day of July, 2016.

Notary Public

OLIVIA C ROLESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-20-2020

My Commission expires:
1-20-2020

State Tax	$1,110.00
Register's Fee	3.00
Recording Fee	20.00
Total	$1,133.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of July, 2016.

Notary Public

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 2-10-

EXHIBIT A

That certain real property lying and being situated in Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land in Nashville, Tennessee, lying in the 15th Councilmatic District of Davidson County, and being Lot 2 of the Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Briley Corners Subdivision, A Planned Unit Development as recorded in Instrument Number 200609210117106, Registers Office of Davidson County (RODC). Bounded on the east by the Right of Way (ROW) of Briley Parkway; bounded on the south by Lot 3 of said Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Briley Corners Subdivision; bounded on the west Lots 1, 2, 3, & 4, of Briley Corners Subdivision recorded in Plat Book 6900, Page 33 RODC, and bounded on the north by ROW of Craigmeade Drive (ROW varies) and Lot 1 of the Final Plat of Revision One of The Re-Sub of Lots One & Two phase 1 & 2, Briley Corners Subdivision recorded in Inst. 200506170069533.

Containing 265,849 square feet or 6.10 acres.

Exhibit "B"

1. Taxes and assessments for the year 2016 and subsequent years.

2. All matters shown on plat of record in Book 6900, Page 333, Instrument Number 200402200019758 and in Instrument Number 200609210117106, all in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, Page 94 in the aforesaid Register's Office.

4. Easements as set forth in Deed of Conveyance of record in Book 7628, Page 579 and in Book 7628, Page 584, both in the aforesaid Register's Office.

5. Stormwater Detention Agreement of record in Instrument Number 200504280047407 in the aforesaid Register's Office.

6. Limited Access Easement Agreement of record in Instrument Number 200506290074927 in the aforesaid Register's Office.

7. General Access Easement Agreement of record in Instrument Number 200506290074928, in the aforesaid Register's Office.

8. Appurtenant Access Easement Agreement of record in Instrument Number 20050290074925 in the aforesaid Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 200407270089489 in the aforesaid Register's Office.

10. Easement for the flow of the waters of a stream on the land and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the waters of a stream on the land.

12. Lack of access to and from a controlled access highway (Briley Parkway).

13. All matters set forth on that certain survey completed by Robert M. Searson, RLS No. 1666, Littlejohn Engineering Associates, dated June 8, 2016 and last revised on July 6, 2016, designated File Number 554716045.

4844-8014-2869, v. 2

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: