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:
Pinnacle 4th and Lea, LLC 5119 Meadow Lake Rd. Brentwood, TN 37027	Same	093 10 0 467.00

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, BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to PINNACLE 4TH AND LEA, 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 616 4th Avenue South, 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]

BILL GARRETT, Davidson County
Trans:T20160061652 DEEDWARRSP
Recvd: 07/18/16 16:10 5 pgs
Fees:28.00 Taxes:10885.64
20160718-0073782

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15 day of July, 2016.

GRANTOR:

BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation

By: Cendy Dodd
Name: Cendy Dodd
Title: CFO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cendy Dodd, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the CFO of BARGE, WAGGONER, SUMNER AND CANNON, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 8 day of July, 2016.

Jennifer A. Barnes
Notary Public

My Commission Expires:

4-9-2017

JENNIFER A. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires April 9, 2017

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 2,942,064.45 .

Sworn to and subscribed before me this 15 day of July, 2016.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9/11/17

EXHIBIT A

[Legal Description]

Being part of an unnumbered lot on the plan of Campbell's South Nashville Lots of record in Book U, pages 682 and 683, Register's Office for Davidson County, Tennessee, and also being part of a lot marked Barrow as shown on the plan in Decree of Alexander Guard and others vs, Jno. W. Campbell of record in Minute Book A, page 18, Chancery Court, and described according to an "As Built" survey by John Kohl and Company, P.C., dated March 2, 1994, updated February 3, 1997 as follow:

Beginning on the northeasterly right of way of Fourth Avenue South at the southwesterly corner of the property now or formerly conveyed to D. L. White, as of record in Deed Book 4181, page 889, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described property; thence leaving said right of way and running with the southeasterly line of the aforementioned D. L. White property N62 02' 19" E, 151.30 feet to the southwesterly right of way of a 10 foot alley (Alley No. 147) and being the northeasterly corner of the herein described property; thence with said alley S25 00' 15" E, 147.00 feet to the southeasterly corner of the herein described property; thence leaving the right of way of alley and running S60 37' 37" W, 140.26 feet to the northeasterly right of way of Fourth Avenue South; thence with said right of way N29 17' 46" W, 150.30 feet to the point of beginning.

Being the same property conveyed to Barge, Waggoner, Sumner and Cannon, Inc., by deed from The Metropolitan Development Housing Agency, of record in Book 10365, Page 309, dated February 28, 1997, in the 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. Septic Tank Overflow Easement of record in Book 3402, Page 89, said Register's Office.

18680497.1