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 0 459.00

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, D. SCOTT WHITE, SHARON WHITE OWEN and JENNIFER WHITE BARNES (A/K/A JENNIFER W. WHITE), as tenants in common (collectively, the "Grantor"), have bargained and sold, and hereby transfer and convey, 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 600 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 16:11 6 pgs
Fees:33.00 Taxes:9653.30
20160718-0073783

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.

By: _____
Name: D. SCOTT WHITE

By: _____
Name: SHARON WHITE OWEN

By: _____
Name: JENNIFER WHITE BARNES

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County, D. SCOTT WHITE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

_____
Notary Public

ASHLEY AKERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:

09/15/2018

STATE OF Texas)

COUNTY OF McLennan)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County, SHARON WHITE OWEN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of July, 2016.

Julie Cowser
Notary Public

My Commission Expires:

4-4-18

JULIE COWSER
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 04/04/2018
NOTARY ID 419048-6

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County, JENNIFER WHITE BARNES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of July, 2016.

Ashley Akers
Notary Public

My Commission Expires:

09/15/2018

ASHLEY AKERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 2,609,000.55.

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]

Land in the City of Nashville, County of Davidson, Tennessee, being known as Nos. 600, 602, 604 and 606 on Fourth Avenue South, Nashville, Tennessee, and 319 Highland or Lea Avenue, described together as follows:

Beginning at the southeast corner of Fourth Avenue South and Lea Avenue; thence South along the Easterly margin of Fourth Avenue, South, 133.5 feet to an arrow cut on concrete walk; thence Eastwardly along the John W. Yokley's Northerly line 150.2 feet to an iron pin in the west margin of a ten foot alley; thence Northerly along the Westerly margin of said alley 120 feet to the south margin of Lea Avenue; thence west with the southerly margin of said Avenue, 161.5 feet to the beginning.

Being the same property conveyed to D. Scott White, Sharon White Owen and Jennifer W. White, a one-third interest each, as tenants in common, by Quitclaim Deeds of record in Book 8623, Page 823 and Book 8623, Page 825, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Rights of tenants under unrecorded leases.