This instrument Was Prepared By:
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Davidson County DEEDWARRSP
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SPECIAL WARRANTY DEED

FROM: SOTH OWNER, LLC, a Tennessee limited liability company, Grantor

TO: 8058 HOLDINGS, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
8058 Holdings, LLC 3022 Vanderbilt Place Nashville, Tennessee 37212-2516	Same	155-120-288.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWELVE MILLION AND NO/100 DOLLARS ($12,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of August, 2016.

MELINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

FOR AND IN CONSIDERATION OF the sum of TWELVE MILLION AND NO/100 DOLLARS ($12,000,000.00), the receipt and sufficiency of which are hereby acknowledged, SOTH OWNER, LLC, a Tennessee limited liability company ("Grantor"), has transferred,

bargained and sold, and by these presents does transfer and convey unto 8058 HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 8058 Highway 100, Nashville, Davidson County, Tennessee.

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 Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its 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

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Witness my hand this 10th day of August, 2016.

GRANTOR:

SOTH OWNER, LLC, a Tennessee limited liability company

By: _____
PERRY B. GOOCH
Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared PERRY B. GOOCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative (or other officer authorized to execute the instrument) of SOTH OWNER, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Authorized Representative.

Witness my hand and seal, at Office in Nashville, Tennessee, this 10th day of August, 2016.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

_____
Notary Public
My Commission Expires: 1-6-20

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Revision One Shoppes on the Harpeth, as shown on plat of record in Instrument No. 200708070093922, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to SOTH OWNER, LLC, a Tennessee limited liability company from MGS INVESTMENTS, LLC, an Oklahoma limited liability company by Special Warranty Deed dated July 21, 2015, of record as instrument number 20150723-0072267, Register's Office for Davison County, Tennessee, and from SHOPPES ON THE HARPETH, LLC, a Tennessee limited liability company by Special Warranty Deed dated July 20, 2015 of record as instrument number 20150723-0072268, Register's Office for Davison County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 a lien, but not yet due and payable, and all subsequent years.

2. All matters as shown on that certain plat of record in Instrument No. 200708070093922, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line of record in Book 8019, page 132, Book 8248, page 230, and Book 8248, page 232, in the Register's Office for Davidson County, Tennessee.

4. Easement and Restrictive Covenant Agreement of record in Instrument No. 200704040040621, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Easement and Restrictive Covenant Agreement of record in Instrument No. 20070816-0097791, said Register's Office, as further amended by Second Amendment to Easement and Restrictive Covenant Agreement of record in Instrument No. 20080702-0068647, said Register's Office.

5. Terms and conditions in Notice of Lease by and between Shoppes on the Harpeth LLC and The Sherwin Williams Company of record in Instrument No. 201105040034233, in the Register's Office for Davidson County, Tennessee.

6. All matters as shown on that certain ALTA/NSPS survey made by Timothy Mark Donlon, TN Res. No. 2297, Donlon Land Surveying, LLC on June 22, 2015, designated Job Number 215068.

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: