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

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

TO: 2875 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
2875 Holdings, LLC 3022 Vanderbilt Place Nashville, Tennessee 37212-2516	Same	108-36.00

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 23rd day of August, 2016.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Notary Public
My Commission Expires: 10-7-2019

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, MAC OWNER, LLC, a Tennessee limited liability company ("Grantor"), has transferred,

bargained and sold, and by these presents does transfer and convey unto 2875 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 811 Royal Parkway and 2875 Elm Hill Pike, Nashville, Davidson County, Tennessee 37214.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 23rd day of August, 2016.

GRANTOR:

MAC OWNER, LLC, a Tennessee limited liability company

By: _____
PERRY B. GOOCH
Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, 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 MAC 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 23rd day of August, 2016.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Theresa Hostetler
Notary Public
My Commission Expires: 10-7-2019

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the State of Tennessee, Davidson County, is described as follows:

Being a parcel of land in the First Civil District, Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being known and designated as Lot no. 6 as set for the and shown on that certain subdivision plat entitled "Final Plat" of Metro Airport Center, Section 5, Phase 7, recorded November 16, 1998, in Plat Book 9700, page 780, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin (old) on the northerly margin of Royal parkway, a 60-foot public right-of-way; said pin being the most southerly corner of Metro Airport Center, Section 5, Phase I as recorded in Plat Book 9700, page 64, Register's Office for Davidson County, Tennessee; the same being conveyed to Elm Hill Properties, L.L.C., of record in Book 9930, page 567, Register's Office for Davidson County, Tennessee; thence,

1. Leaving said right-of-way line, with the east line of said Metro Airport Center, Section 5, Phase I property, North 35° 01' 16' East, a distance of 479.43 feet to an iron pin (old) on the southerly right-of-way margin of Elm Hill Pike, a 80-foot public right-of-way; thence,

2. With the southerly margin of said Elm Hill Pike, South 55° 00' 02" East, a distance of 465.19 feet to an iron pin (old) at the most northerly corner of the Buchanan Cemetery, no reference found by this surveyor; thence,

3. Leaving said right-of-way line, with the west line of said Buchanan Cemetery, South 20° 23' 01" West, a distance of 514.77 feet to an iron pin (old); in the northerly property line of Metro Airport Center, Section 5, Phase 4 of record in Plat Book 9700, page 375, Register's Office for Davidson County, Tennessee; thence,

4. With said northerly line, in part, North 82° 21' 49" West, a distance of 68.25 feet to an iron pin (old) on the northeasterly right-of-way line of said Royal Parkway, a cul-de-sac; thence,

5. Northwestwardly, with said right-of-way line having a 60.00-foot radius curve to the left, having a central angel of 104° 52' 15", for an arc distance of 109.82 feet to an iron pin (new); said curve has a chord bearing and distance of North 64° 38' 04" West, 95.12 feet; thence,

6. Continuing northwestwardly with a 25.00-foot radius curve to the right, having a central angle of 72° 52' 58", for an arc distance of 31.80 feet to an iron pin (new); said curve has a chord bearing and distance of North 80° 37' 21" West, 29.70 feet; thence,

7. North 44° 13' 29" West, a distance of 421.53 feet to the Point of Beginning and containing 277,322 square feet or 6.366 acres, more or less.

Being the same property conveyed to MAC Owner, LLC, a Tennessee limited liability company from SunLife Assurance Company of Canada, a Canadian corporation by deed of record in Instrument No. 201502260016613, in the Register's Office for Davidson 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 Plat Book 9700, Page 780, in the Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4339, page 881, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6477, page 870, and Book 6973, page 359, in the Register's Office for Davidson County, Tennessee.

5. Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 201111140088700, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Metropolitan Nashville Airport Authority, a public corporation to MAC Owner, LLC, a Tennessee limited liability company, of record in Instrument No. 201502260016614, in the Register's Office of Davidson County, Tennessee. See also Ground Lease Estoppel, Consent and Agreement of record in Instrument No. 201502260016617, in the said Register's Office.

7. Deed of Trust and Security Agreement executed by Mac Owner, LLC to Joseph B. Pitt, Jr., Trustee for the benefit of Unum Life Insurance Company, of record in Instrument No. 201502260016615, in the Register's Office of Davidson County, Tennessee.

8. Assignment of Rents, Lease and other Benefits between Mac Owner, LLC, as Assignor, and Unum Life Insurance Company, as Assignee, of record in Instrument No. 201502260016616, in the Register's Office of Davidson County, Tennessee.

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: