ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
MAI-BEES LLC 1609 Essex Street, Nashville, Tennessee 37216	MAI-BEES LLC 1609 Essex Street, Nashville, Tennessee 37216	081-11-0-414.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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, BON URBAN PROPERTIES II, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents do hereby transfer, grant and convey to MAI-BEES LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1200 Buchanan Street, Nashville, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signatures on the following page]

BILL GARRETT, Davidson County
Trans:T20160075176 DEEDWARRSP
Recvd: 08/29/16 12:07 5 pgs
Fees:28.00 Taxes:1788.80
20160829-0090130

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 25 day of August, 2016.

GRANTOR:

Bon Urban Properties II,
a Tennessee general partnership

By: BPI Crabtree Family Investments, LLC,
a Tennessee limited liability company,
Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sue Arnett, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 President of BPI Crabtree Family Investments, LLC, the Managing Partner of Bon Urban Properties II, the within named grantor, that he, as such President of the Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing himself as the President of the Managing Partner of of Bon Urban Properties II.

WITNESS my hand, at office, this 25 day of August, 2016.

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

_____
Notary Public
My Commission Expires: 3-6-18

7/3858726.1
010098-301026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $483,459.24.

Affiant

Subscribed and sworn to before me this 25 day of August, 2016.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: 3-6-18

7/3858726.1
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Nos. 78 and 79 on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, and described according to a survey made by David P. Brackman, TN RLS # 1684, dated December 29, 2014, bearing File No. 14153, as follows:

Beginning at a nail in the NW corner of 12th Avenue North and Buchanan Street, thence with ROW of Buchanan Street N 77° 49' 00" W 118.17 feet to a nail; thence leaving alley N 89° 36' 35" E 114.99 feet to an iron pin on the ROW of 12th Avenue North; Thence S 01° 14' 34" E 124.19 feet to the point of beginning. Containing 12,789.51 square feet or 0.29 acres.

Being the same property conveyed to Bon Urban Properties II, A Tennessee General Partnership, by deed from Irvin Oten, Executor of the Estate of Wade Lee Phelps, of record as Instrument Number 20150218-0013632 and 20150218-0013631, dated February 13, 2015, Register's Office, Davidson County, Tennessee.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.

2. All matters shown on that certain survey prepared by David P. Brackman, TN RLS # 1684, File No. 14153, originally dated December 29, 2014.