BILL GARRETT, Davidson County
Trans:T20160076828 DEEDWARRSP
Recvd: 09/01/16 14:11 5 pgs
Fees:28.00 Taxes:9805.00
20160901-0092275

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fairway – Ashland, LLC 728 Shades Creek Parkway Suite 210 Birmingham, AL 35209	Same	106-13-0-172.01

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, TAFA, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto FAIRWAY-ASHLAND, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, 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, its successors and assigns, forever.

This is improved property known as 1333 Foster Avenue, 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*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 31 day of August, 2016.

TAFA, Inc.

By Charles M Stone III

Name: Charles M. Stone, III

Its: Owner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Charles M. Stone, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of TAFA, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 29th day of August, 2016.

Brenda Reynolds

Notary Public

My Commission Expires: 3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Alabama)
)
COUNTY OF Jefferson)

The actual consideration or value (whichever is greater) for this transfer is $2,650,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2016.

Notary Public

My Commission Expires: 10/1/19

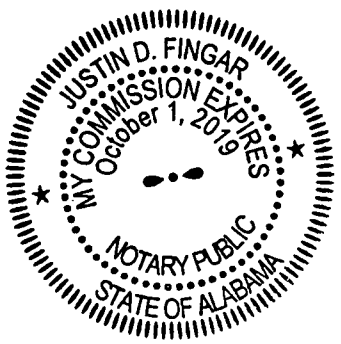


EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 6-B, on the Plan of Burns Industrial Subdivision, Section 7, as shown on Plat of record in Plat Book 3842, Page 221, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at a point in the westerly margin of Foster Avenue at the northeast margin of the N.C. & St. L. Railroad right-of-way; thence along the margin of said right-of-way North 56° 25' 17" West 668.4 feet; thence North 86° 57' 40" East 572.0 feet to a point in said westerly margin of Foster Avenue; thence along said margin South 1° 00' 17" East 293.9 feet, South 10° 23' 43" West 107.7 feet to the beginning.

Being the same property conveyed to TAFA, Inc., a Tennessee corporation, by Deed recorded in Book 4276, Page 225, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 221, Register's Office of Davidson County, Tennessee, as shown on survey prepared by Douglas Ball-Chandler, TRLS #2588, in association with Ragan Smith, dated August 23, 2016, Job No. 16075.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4246, Page 173, Register's Office of Davidson County, Tennessee, as shown on survey prepared by Douglas Ball-Chandler, TRLS #2588, in association with Ragan Smith, dated August 23, 2016, Job No. 16075.