Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
3 LS Properties, Inc. 301 South Perimeter Park Drive Suite 200 Nashville, Tennessee 37211	134-00-0-226.00	3 LS Properties, Inc. 301 South Perimeter Park Drive Suite 200 Nashville, Tennessee 37211
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

BILL GARRETT, Davidson County
Trans:T20160076986 DEEDWARRSP
Recvd: 09/01/16 16:22 4 pgs
Fees:23.00 Taxes:20350.00
20160901-0092307

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 all of which are hereby acknowledged, **PERIMETER ONE VENTURE**, a Tennessee Joint Venture (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **3 LS PROPERTIES, INC.**, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, together with all Grantor's right, title, and interest in and to buildings, improvements and fixtures affixed or attached thereto or situated thereon (the "Property"). This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00

Brandy Gomany
Affiant

Subscribed and sworn to before me this 31 day of August, 2016.

Connie Cantrell
Notary Public

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

This is improved property, known as 301 South Perimeter Park Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

PERIMETER ONE VENTURE, a Tennessee Joint Venture

By: Richard W. Sorenson

Name: Richard W. Sorenson
Title: Managing General Partner

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, a Notary Public, Richard Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Managing General Partner of PERIMETER ONE VENTURE, a Tennessee joint venture, and is authorized by that joint venture to execute this instrument on behalf of that joint venture in its capacity as Managing General Partner.

WITNESS my hand and seal this 29 day of August, 2016.

Nathan M. Scott

Notary Public

My Commission Expires:
3-31-19



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being a parcel of land in the First, formerly the Fifth, Civil District, Nashville, Davidson County, Tennessee, located in the southeast quadrant of I-24 and Harding Place, more particularly described as follows:

Beginning at a point in westerly margin of Luna Drive, 1,129 feet more or less from the southerly margin of Harding Place;

Thence, along said drive, S 26° 34' 40" E, 193.91 feet to an iron pin;

Thence, leaving Luna Drive, S 64° 28' 18" W, 224.35 feet;
Thence, S 04° 43' 23" W, 136.01 feet to a concrete subdivision monument;

Thence, S 05° 22' 52" W, 47.24 feet to a right-of-way monument in the easterly margin of I-24;

Thence, with I-24, N 26° 44' 49" W, 701.09 feet to an iron pin;

Thence, N 02° 01' 01" W, 23.72 feet;

Thence, S 89° 49' 12" E, 378.84 feet;

Thence, with a curve to the left having a central angle of 145° 55' 53", a radius of 50.00 feet, and a distance of 127.35 feet;

Thence, southerly with a curve to the left, having a central angle of 13° 23' 48", a radius of 474.99, a chord bearing and distance of S 16° 11' 55" E, 110.81 feet, and a distance of 111.06 feet;

Thence, S 63° 25' 20" W, 25.00 to the point of beginning.

Containing 3.87 acres more or less.

Being the same property conveyed by Richard W. Sorenson, Trustee to Perimeter One Venture by quitclaim deed of record in Book 5747, page 396, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.

2. Matters shown on the Plan of record in Book 5200, page 278, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 5861, page 448, said Register's Office.

4. Grant of Easement of record in Book 5730, page 451, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6313, page 849, said Register's Office.