Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Willow Street Partners, LLC **Attn: W. McClain Towery** **3201 Trevor Street, Suite 200** **Nashville, TN 37209**	**Map 093-12-0** **Parcels 027.00** **031.00, 032.00,** **033.00, 034.00,** **035.00 and 113.00**	**New Owner**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS Pult$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WILLOW STREET PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey, to **WILLOW STREET PARTNERS, LLC,** a Tennessee limited liability company, owning a seventy percent (70.0%) undivided interest, **TALBOTT P. OTTINGER**, a married man and **ROBERT BRADY MILLS**, a married man, collectively owning a thirteen percent (13.0%) undivided interest as tenants in common, **TOWERY HOLDINGS, LLC,** a Tennessee limited liability company, owning a thirteen percent (13.0%) undivided interest, and **ELLIOTT KYLE**, a married man, owning a four percent (4.0%) undivided interest, all collectively as tenants in common (collectively "**Grantees**"), Grantees' successors, heirs and assigns, certain improved real property in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

K Elliott

Subscribed and sworn to before me this 14th day of September, 2016.

Carol A. Wilson

Notary Public

My Commission Expires: 7-6-2020

CAROL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

BILL GARRETT, Davidson County
Trans: T20160080911 DEEDWARRSP
Recvd: 09/15/16 12:08 5 pgs
Fees: 28.00 Taxes: 10360.00

20160915-0097078

7/3875052.2

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2016 to be paid by Grantor pursuant to agreement between Grantor and Grantees; subsequent years assumed by Grantees.

2. All matters on the Plan of record in Plat Book 21, page 67, Register's Office for Davidson County, Tennessee.

3. All matters shown on survey of Cherry Land Surveying, Inc., R. Scot Cherry R.L.S., TN. #1512 dated June 27, 2016, last revised September 13, 2016.

This is improved property being known as **217, 227, 229, 231, 233 and 235 Willow Street, Nashville, Davidson County, Tennessee 37210.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' successors, heirs and assigns, forever.

Grantor covenants with the Grantees 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 said Grantees, Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

(Signature on following page)

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of September, 2016.

WILLOW STREET PROPERTIES, LLC
a Tennessee limited liability company

By: _____
James Kent Kendrick, Member

By: _____
Ronald Horace Dyer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Kent Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of WILLOW STREET PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 14th day of September, 2016.

_____
Notary Public

My Commission Expires:
7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald Horace Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of WILLOW STREET PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 14th day of September, 2016.

Carol A. Wilson
Notary Public

My Commission Expires:
7-6-2020

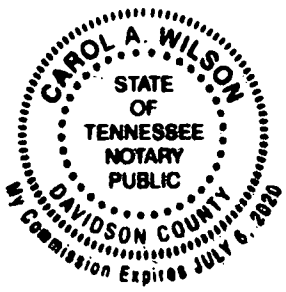


EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lots 52, 53, 54, 55, 56, 57, 58, 59 and 60, as shown on the map entitled Pageot's Fairfield Village, of record in Plat Book 21, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLOW STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from RONALD H. DYER AND KENNETH B. WATSON, INDIVIDUALLY AND AS ALL OF THE PARTNERS OF D & W COMPANY, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 10597, Page 921, dated September 4, 1997, said Register's Office.