BILL GARRETT, Davidson County
Trans:T20160085819 DEEDWARRSP
Recvd: 09/29/16 14:57 6 pgs
Fees:33.00 Taxes:4588.00
20160929-0102905

SPECIAL WARRANTY DEED

FROM: National Loan Investors, LP

TO: ARC Hold Co, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
ARC Hold Co, LLC 4341 French Village Avenue Baton Rouge, LA 70809	Same	Map 34 Parcels 3.00 and 53.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,240,000.00.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 28th day of September, 2016.

Notary Public

My Commission Expires: 3-16-18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **National Loan Investors, LP, a Delaware limited partnership** (the "Seller") by these presents does transfer, sell and convey unto **ARC Hold Co, LLC, a Tennessee limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is real property located on Myatt Drive and Edenwold Drive, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the ___ day of September, 2016.

SELLER:

National Loan Investors, LP,
a Delaware limited partnership

By:_____
Paul G. Heafy, Managing General Partner

STATE OF Oklahoma)
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Paul G. Heafy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing General Partner of National Loan Investors, LP, a Delaware limited partnership, the within named bargainor, and that he as such Managing General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Managing General Partner.

Witness my hand and seal at office in Oklahoma City, Oklahoma, this 21st day of September, 2016.

Denise Krueger
Notary Public

My Commission Expires: 4-10-20

DENISE KRUEGER NOTARY PUBLIC #00006302 EXP. 04/10/20 STATE OF OKLAHOMA

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee located south of Edenwold Road and east of Gallatin Pike being a portion of property conveyed to Dylan Custom Mixing, LLC, by deed of record as Instrument Number 200003010020164 Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the southerly right-of-way of Edenwold Road, said pin being 1,390 feet from the easterly right-of-way of Gallatin Pike, said pin also being the northwesterly corner of Parcel 53;

THENCE, along the southerly right-of-way of Edenwold Road the following calls: N 82° 43' 00" E, 172.62 feet, S 86° 32' 48" E, 138.27 feet, with a curve to the left, 171.33 feet, said curve having a central angle of 13 23' 25", a radius of 733.12 feet, a tangent of 86.06 feet and a chord of S 83° 12' 33" E, 170.94 feet, S 89° 54' 20" E, 231.90 feet, with a curve to the left 80.38 feet, said curve having a central angle of 07° 41' 00", a radius of 599.42 feet a tangent of 40.25 and a chord of N 86° 15' 15" E, 80.32 feet; N 82.24' 41" E, 200.00 feet, N 84° 07' 34" E, 37.75 feet, N 23° 57' 28" W, 18.40 feet, N 84° 10' 53" E, 161.14 feet in the westerly right-of-way of C.S.X. Transportation Railroad;

THENCE, along said right-of-way with a curve to the left 320.09 feet, said curve having a central angle of 09° 21' 43", a radius of 1,959.00 feet a tangent of 160.40, and a chord of S 38° 21' 29" W, 319.74 feet;

THENCE, leaving said right-of-way and along the northerly line of property conveyed to Michael C. Geitz by deed of record as Instrument Number 200010200104123, R.O.D.C., S 76° 42' W, 321.45 feet to the northerly line of Stanley Heights Subdivision of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee;

THENCE, along said northerly line, S 61° 40' 00" W, 455.90 feet to an iron pin (old) in the southeasterly corner of property conveyed to Karl A. Schoenenberger, et. ux. by deed of record in Deed Book 7336, Page 813, Register's Office for Davidson County, Tennessee;

THENCE, along the easterly line of said Schoenenberger property, and the easterly terminus of Shakespeare Avenue (50-foot right-of-way), N 08° 09' 26" W, 275.84 feet to the northerly right-of-way of said Shakespeare Avenue;

THENCE, along said northerly right-of-way, S 82° 28' 36" W, 200.66 feet to the southeasterly corner of property conveyed to Joseph L. Swift, et. ux. by deed of record in Deed Book 6902, Page 364, Register's Office of Davidson County, Tennessee;

THENCE, along the easterly line of said Swift property and property conveyed to Barbara Tittle, Trustee by deed of record in Deed Book 10996, Page 354, Register's Office for Davidson County, Tennessee, N 07° 07' 04" W, 234.44 feet to the Point of Beginning; containing 305,277 square feet, or 7.01 acres, more or less.

TRACT II

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located west of Myatt Drive and east of Gallatin Pike, being a portion of property conveyed to Dylan Custom Mixing by deed of record as Instrument Number 200003010020164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the northerly line of said Dylan Custom Mixing property, said pin being S 48° 27' 54" W, 354.00 feet from the westerly right-of-way line of Myatt Drive, said pin also being a northerly corner of property conveyed to Rivergate Partners by deed of record as Instrument Number 20020607-0069838, Register's Office for Davidson County, Tennessee;

THENCE, along said Rivergate Partners property the following calls: S 40° 52' 07" E, 50.00 feet to a PK Nail (old), S 48° 27' 54" W, 408.18 feet to a PK Nail (old), S 66° 00' 45" W, 350.81 feet to an iron pin (old), S 24° 26' 04" E, 1428.04 feet to a PK Nail (old), N 65° 33' 43" E, 836.63 feet to an iron pin (old), S 53° 20' 27" E, 494.63 feet to an iron pin (old), in the northerly right-of-way of Edenwold Road;

THENCE, along said right-of-way the following calls: S 29° 30' 51" W, 62.86 feet to an iron pin (old), S 41° 46' W, 41.00 feet to an iron pin (old), S 46° 25' 50" W, 87.33 feet to an iron pin (old), S 48° 56' 17" W, 200.06 feet to an iron pin (old), S 51° 39' 33" W, 200.05 feet to an iron pin (old), S 49° 44' 51" W, 100.77 feet to an iron pin (old), S 46° 04' 56" W, 89.97 feet to an iron pin (old), S 55° 25' W, 120.00 feet to an iron pin (old), S 84° 49' 19" W, 174.86 feet to an iron pin (old), N 23° 57' 37" W, 18.41 feet to an iron pin (old), in the southeasterly corner of Section Two, Armstrong Rubber Company of record in Plat Book 6050, Page 330, Register's Office for Davidson County, Tennessee;

THENCE, along said Section Two, Armstrong Rubber Company the following calls: N 23° 57' 37" W, 372.52 feet to an iron pin (old), S 65° 42' 02" W, 242.09 feet to an iron pin (old), S 23° 26' 58" E, 297.36 feet to an iron pin (old), in the northerly right-of-way of Edenwold Road;

THENCE, along said right-of-way the following calls: with a curve to the right 36.65 feet to an iron pin (old), said curve having a central angle of 03° 53' 34", a radius of 539.42 feet, a tangent of 18.33 feet and a chord of S 88° 09' 00" W, 36.54 feet; N 89° 54' 22" W, 231.90 feet to an iron pin (old); with a curve to the right, 171.39 feet to an iron pin (old), said curve having a central angle of 14° 35' 19", a radius of 673.12 feet, a tangent of 86.16 feet and a chord of N 82° 36' 34" W, 170.93 feet; with a curve to the left 160.23 feet to an iron pin (old), said curve having a central angle of 23° 36' 48", a radius of 388.79 feet, a tangent of 81.27 and a chord of N 87° 07' 06" W, 159.10 feet; S 80° 59' 59" W, 115.73 feet to an iron pin (old); S 82° 43' 00" W, 167.82 feet to an iron pin (old);

THENCE, leaving said right-of-way the following calls: N 24° 45' 44" W, 1200.06 feet to an iron pin (old), N 20° 56' 00" E, 528.94 feet to an iron pin (old), N 22° 23' 52" E, 151.80 feet to an iron pin (old), N 66° 00' 45" E, 856.47 feet to an iron pin (old), N 48° 27' 54" E, 401.05 feet to the Point of beginning; containing 2,307,482 square feet, or 52.97 acres, more or less.

The above described parcel is shown as Tract 2 on a survey by Barge, Waggoner, Sumner and Cannon, Inc., dated June 4, 2002, entitled ALTA/ACSM Land Title Survey and Division of Property.

Together with appurtenant easement established by Deed of Easement and Covenant Agreement of record in Book 7537, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to National Loan Investors, L.P., by deed from ROBERT C. GOODRICH, JR., SUCCESSOR TRUSTEE, of record in Instrument No. 20050706-0077466 and corrected in Instrument No. 20051215-0150818, dated June 28, 2005, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20051215-0150819, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20040116-0007094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and future years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6250, page 461, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7480, page 965 and amended in Book 7537, page 359, Instrument No. 20040702-0078854 and Instrument No. 20150605-0053209, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3277, page 242, Book 5106, page 555, Book 7487, page 454, said Register's Office.

5. Easement for spur track right of way of record in Book 2928, page 567, said Register's Office

6. Easement for slope purposes of record in Book 4667, page 281, said Register's Office.

7. Deed of Easement and Covenant Agreement of record in Book 7537, page 380 and Book 7537, page 401, said Register's Office.

8. Easement to the Electric Power Board of record in Book 8188, page 639, said Register's Office.

9. Agreed Variance on Restrictive Covenant of record in Book 10237, page 158, said Register's Office.

10. Declaration of Easement of record in Instrument No. 20020607-0069831, said Register's Office.

11. Notice of Land Use Restrictions of record in Instrument No. 20110715-0054206, said Register's Office.

12. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, said Register's Office.

13. Storm Water Detention Agreement of record in Book 1659, page 1193, said Register's Office.