ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Oak Barrel Office Building, LLC 3343 Aspen Grove Drive, Suite 200 Franklin, Tennessee 37067 Attn: S. Joe Moore	118-16-0-026.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (APC)
1600 Division Street, Suite 700, Nashville, TN 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, **HORRELL PROPERTIES, INC.,** a Tennessee corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **OAK BARREL OFFICE BUILDING, LLC**, a Tennessee limited liability company ("Grantee"), or Grantee's successors and assigns, certain improved 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 (collectively, the "Permitted Exceptions").

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, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[signature page to follow]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00.

Affiant

Subscribed and sworn to before me this 13th day of October, 2016.

Notary Public
My Commission Expires: _____

ANN PELDO CARGILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160091245 DEEDWARRSP
Recvd: 10/17/16 10:28 4 pgs
Fees:23.00 Taxes:25900.00
20161017-0109321

7/3894258.1

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the 12th day of October, 2016, to be effective October 13, 2016.

HORRELL PROPERTIES, INC.,
a Tennessee corporation

By: Steve Horrell
Name: Steve Horrell
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Joe Vaulx Crockett III, of the state and county aforesaid, personally appeared Steve Horrell, 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 Horrell Properties, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville Tennessee, this 12th day of October, 2016.

Joe Vaulx Crockett III
Notary Public
My Commission Expires: _____

My Commission Expires JULY 3, 2017
JOE VAULX CROCKETT III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Description of the Property

Being Lots 68, 69, 70 and 71 as shown on the Plan of Sidco, Section Two of record in Plat Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Horrell Properties, Inc., a Tennessee corporation in Book 11530, Page 225, Register's Office for Davidson County, Tennessee.

SH

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2017 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

3. Easement as set out in the deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, recorded in Book 2486, Page 314, Register's Office for Davidson County, Tennessee.

4. Instrument recorded in Deed Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

5. The exception and reservation in favor of the United States of America, in and to all fissionable materials as described and set forth in that certain deed from the United States of America to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for accurate description thereof.

6. Encroachment of existing building into 30 foot minimum building setback line as shown on survey prepared by Barge Waggoner Sumner & Cannon, Inc., dated June 6, 2016, Job No. 3634201.

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