This Instrument Prepared By:
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Waypoint Law PLLC
227 15th Avenue North
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160092354 DEEDWARRSP
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Fees:33.00 Taxes:19933.27
20161019-0110517

SPECIAL WARRANTY DEED

FROM: Dixie Graphics, Inc., Grantor

TO: 636 Grassmere Park Drive Associates, L.P., Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
636 Grassmere Park Drive Associates, L.P. 2900 Lebanon Pike, Suite 200 Nashville, Tennessee 37214	Same	133 00 0 129.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is FIVE MILLION THREE HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED SEVENTY ONE and 60/100 DOLLARS ($ 5,387,371.60).

Patricia Meadows
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of October, 2016.

LINDSAY C. WIGGISHOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Lindsay C. Wiggishoff
Notary Public
My Commission Expires: May 8, 2018

FOR AND IN CONSIDERATION OF the sum of FIVE MILLION THREE HUNDRED EIGHTY SEVEN THOUSAND THREE HUNDRED SEVENTY ONE and 60/100

DOLLARS ($5,387,371.60), the receipt and sufficiency of which are hereby acknowledged, Dixie Graphics, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 636 Grassmere Park Drive Associates, L.P. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 636 Grassmere Park, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14th day of October, 2016.

GRANTOR:

Dixie Graphics, Inc., a Tennessee corporation

By: Patricia Meadows

Print Name: PATRICIA MEADOWS

Title: Patricia Meadows
PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Patricia Meadows, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be President of DIXIE GRAPHICS, INC., the within named Grantor, a Tennessee corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by him/herself as President.

WITNESS my hand and official seal at office this 14th day of October, 2016.

Lindsay C. Wiggishoff
NOTARY PUBLIC

My Commission Expires:

May 8, 2018

LINDSAY C. WIGGISHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4 of the Plan of Grassmere, Section Three, of record in Plat Book 6200, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description, and which is also described in Exhibit A-1 attached hereto.

Being the same property conveyed to Dixie Electrotype Company, Inc. by deed from Third National Bank, as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee of the NCNB Real Estate Fund of record in Book 6335, Page 439, in the Register's Office of Davidson County, Tennessee. Pursuant to Articles of Merger and Plan of Merger of record in Book 7118, Page 720, said Register's Office, Dixie Electrotype Company, Incorporated, merged into Dixie Graphics, Inc., a Tennessee corporation.

EXHIBIT A-1

Being a tract of land in the First Civil District, Davidson County, Tennessee, located north of Elysian Fields Road and east of Grassmere Park as extended, being Section Three of Grassmere of record in Book 6200, Page 79, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Grassmere Park at the common point with Grassmere, Section Three, said point being approximately 1,526.00 feet from the easterly margin of Trousdale Drive; thence, continuing with said westerly margin of Grassmere Park along a curve to the left having a central angle of 32 degrees 20 minutes and a radius of 315.00 feet, a distance of 177.76 feet to a point; thence, continuing with said easterly margin, north 00 degrees 09 minutes east, 165.00 feet to a point; thence, with the proposed easterly margin of Grassmere Park as extended along a curve to the left having a central angle of 29 degrees 23 minutes 29 seconds and a radius of 340.00 feet, a distance of 174.41 feet to a point; thence north 87 degrees 05 minutes 50 seconds east, 434.38 feet to a common corner with the Cumberland Museum property; thence with the common line with the Cumberland Museum property, south 00 degrees 09 minutes west, 670.00 feet to a point, said point being the northeasterly corner of Grassmere, Section Two; thence, with the common line of Grassmere, Section Two, north 89 degrees 51 minutes west, 338.00 feet, north 34 degrees 23 minutes 12 seconds west, 177.87 feet to the point of beginning, containing 259,663.00 square feet or 6.02 acres, more or less.

EXHIBIT B

1. Real estate taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 133 00 0 129.00, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6200, Page 79, said Register's Office.

3. Declaration of Restrictive Covenants of record in Book 6008, Page 866, amended in Book 6280, Page 524 and Instrument No. 200005310053960, re-recorded in Instrument No. 200006090058113, all recorded in that certain Register's Office for Davidson County, Tennessee.

4. The rights of Dixie Graphics, Inc., as a tenant in possession under that certain unrecorded lease between 636 Grassmere Park Drive Associates, L.P., a Tennessee limited partnership, and Dixie Graphics, Inc., a Tennessee corporation, dated September 9, 2016, as may be amended and/or restated from time to time.