Prepared by, and after recording
return to:
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219
Attn: Laurence M. Papel

Davidson County DEEDWARRSP
Recvd: 10/28/16 10:53 10 pgs
Fees:53.00 Taxes:19873.94
20161028-0114013

New Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
Sarex AA LLC Attn: Arnon I. Neiss 8647 Burning Tree Drive Franktown, CO 80116	2819 Nolensville Pike Nashville, TN 37211	119 09 0 122.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 26 day of October, 2016 by and between **VINCENT JAMESON FAMILY LIMITED PARTNERSHIP**, originally formed as a California limited partnership and now existing as a Nevada limited partnership (hereinafter referred to as "Grantor"), and **SAREX AA LLC**, a Colorado limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by deed of record in as Instrument No. 20130402-0032110, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

VINCENT JAMESON FAMILY LIMITED PARTNERSHIP, originally formed as a California limited partnership and now existing as a Nevada limited partnership

By: VINCENT JAMESON LLC, originally formed as a California limited liability company and now existing as a Nevada limited liability company
Its: General Partner

By: VINCENT JAMESON REVOCABLE TRUST, dated February 1, 2012
Its: Sole Member

By: _____
Name: Steven F. Kastner, Trustee

[INSERT CALIFORNIA *or* NEVADA NOTARY CERTIFICATION]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of San Diego)

On October 21st, 2016 before me, Luciana B. A. Case,
(here insert name and title of the officer)

personally appeared Steven Ira Kastner, Trustee

,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LUCIANA B.A. CASE
COMM. #2121945
Notary Public - California
San Diego County
My Comm. Expires Aug. 29, 2019

Signature _____ (Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled for the purpose of Special Warranty Deed

,

containing 02 pages, and dated 10/21/2016.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____
  Title(s)
- [ ] Guardian/Conservator
- [x] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: Viant Jameson Family LP
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

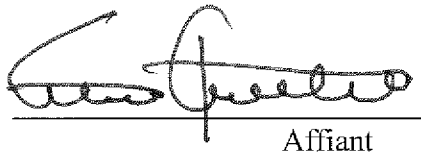
☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Million Three Hundred Seventy-One Thousand Three Hundred Thirty-Five and No/100 Dollars ($5,371,335.00).



Affiant

[INSERT CALIFORNIA *or* NEVADA NOTARY CERTIFICATION]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of San Diego)

On October 21st 2016 before me, Luciana B. A. Case,
(here insert name and title of the officer)

personally appeared Steven Ira Kastner,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LUCIANA B.A. CASE
COMM. #2121945
Notary Public - California
San Diego County
My Comm. Expires Aug. 29, 2019

Signature _____ (Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Affidavit of Value,

containing 04 pages, and dated 10/21/2016.

The signer(s) capacity or authority is/are as:

- [x] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [x] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: Vincent Jameson Family LP
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set (IPS) on the westerly right of way Nolensville Road at the southeasterly corner of Mike Sokolic as recorded in Book 8777, page 319, Register's Office for Davidson County, Tennessee (RODC);

Thence leaving Sokolic and with said right of way the following calls: South 23° 56' 46' East, 299.16' to an iron pin found (IPF); with a curve to the right, said curve having a radius of 118.00', a delta of 16° 45' 20", a chord bearing and distance of South 12° 04' 08" East, 34.39' to an IPS; with a curve to the right, said curve having a radius of 43.00', a delta of 70° 57' 13", and a chord bearing and distance of South 36° 20' 24" West, 49.71' to an IPS; with a curve to the right, said curve having a radius of 118.00; a delta of 21° 51' 00", and a chord bearing and distance of South 82° 34' 30" West, 44.75' to an IPS at the radius return of Thompson Lane;

Thence with the northerly right of way of Thompson Lane, North 86° 30' 00" West, 77.60' to an IPF at the easterly right of way of an unnamed 15' alley;
Thence leaving Thompson Lane and with said alley the following calls: North 25° 26' 38" West, 10.12" to an IPF; North 24° 28' 46" West, 148.68' to an IPF; North 24° 00' 20" West, 150.00 ' to an IPS at the southwesterly corner of said Sokolic;

Thence leaving the alley and with Sokolic, North 65° 59' 34" East, 163.89' to the point of beginning, containing 1.28 acres, more or less, and being more particularly shown as Tracts "B", "C", "D", and "E" on that Survey requested by Regency Realty Corporation Lots 1-8, Portions of Lots 23,24 and 25 McLean Subdivision, Plat Book 421, Page 130, Tax Map 199-9, Parcels 125, 122.01, 122, 120, 121, 118, and 119, Metropolitan Nashville Davidson County, prepared by James Mark Cantrell, R.L.S. No. 1859, dated August 31, 1998 and last revised September 1, 1998, which survey is incorporated herein by this reference.

Being the same property conveyed to Vincent Jameson Family Limited Partnership by deed from Carter M. Dawson and Christopher C. Dawson, as tenants in common, of record in Instrument No. 20130402-0032110, in the Register's Office for Davidson County, Tennessee.

More particularly described as follows:

Being a tract of land shown on the Consolidation Plat of Thompson Regency recorded in Plat Book 11700, Page 25 in Registers Office Davidson County (RODC) located in the central portion of Davidson County, lying in the 16th Councilmanic District of Nashville, Tennessee. Bounded on the north by Lot 9 of McLean Subdivision as recorded in Plat Book 421, Page 130 (RODC), being JAJO Properties, LLC, as recorded in Instrument Number 20070906-0106804; bounded on the east by Right-of-Way (ROW) of Nolensville Pike (ROW varies); bounded on the

south by ROW of Thompson Lane (ROW varies); and bounded on the west by ROW of Alley #1851 (15' ROW).

Said Tract being described as follows:

POINT OF BEGINNING being a set point on the western ROW of said Nolensville Pike, being North 39°21'36" West 172.23 feet from the centerline intersection of said Nolensville Pike and said Thompson Lane; thence along said ROW of Nolensville Pike along a curve to the right having a radius of 118.00 feet, an arc length 34.51 feet, a central angle of 16°45'29", a tangent of 17.38 feet, and having a chord bearing and distance of South 12°04'08" East 34.39 feet to a set point; thence continuing and merging with the northern ROW of said Thompson Lane along a curve to the right having a radius of 43.00 feet, an arc length of 52.99 feet, a central angle of 70°36'25", a tangent of 30.45 feet, and having a chord bearing and distance of South 36°20'24" West 49.70 feet to a set point;

Thence continuing along said ROW of Thompson Lane along a curve to the right having a radius of 118.00 feet, an arc length of 45.00 feet, a central angle of 21°51'04", a tangent of 22.78 feet, and having a chord bearing and distance of South 82°34'30" West 44.73 feet to a found iron rod; thence continuing along said ROW of Thompson Lane North 86°30'00" West 77.60 feet to a set point in the eastern ROW of Alley #1851; thence leaving said ROW of Thompson Lane and along said ROW of Alley #1851 North 25°26'38" West 10.12 feet to a set point;

Thence continuing along said ROW of Alley #1851 North 24°28'46" West 148.68 feet to a set point;

Thence continuing along said ROW of Alley #1851 North 24°00'20" West 150.00 feet to a set point being the northwest corner of the tract being described;

Thence leaving said ROW of Alley #1851 and along the common line of said Lot 9 North 65°59'38" East 163.88 to a set point on said western ROW of Nolensville Pike;

Thence leaving said common line and along said ROW of Nolensville Pike South 23°55'46" East 299.16 feet to the point of beginning.

Containing 55,460 square feet or 1.27 acres.

Bearings based on Plat Book 11700, Page 25, RODC.

Being the same property conveyed to Vincent Jameson Family LP, originally formed as a California limited partnership and now existing as a Nevada limited partnership, by deed from Carter M. Dawson and Christopher C. Dawson, as tenants in common, of record in Instrument No. 201304020032110, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires
Notary' Seal (if on paper)

