GENERAL WARRANTY DEED

FROM: Michael L. Hiatt,
Grantor

TO: CitiView I, LLC,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
209 Deerfield Lane Franklin, TN 37060	(New Owner)	118-04-288

BILL GARRETT, Davidson County
Trans:T20160095712 DEEDWARR
Recvd: 10/28/16 16:24 5 pgs
Fees:28.00 Taxes:4162.50
20161028-0114444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million One Hundred Twenty-Five Thousand and No/100 Dollars ($1,125,000.00).

Michael L. Hiatt
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of October, 2016.

Brandi Carter
Notary Public

My Commission Expires: March 6, 2018

BRANDI CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael L. Hiatt ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CitiView I, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that 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 (the "Property").

The Property is unimproved property known as 2301 Kline Avenue, Nashville, TN.

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 the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B hereto, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, 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 except as to those matters set forth on Exhibit B) to which this conveyance is expressly made subject.

Grantor represents and warrants that the Property is vacant commercial property and has never been occupied as the residence of the undersigned or his spouse.

Witness my hand this 27th day of October, 2016.

MICHAEL L. HIATT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael L. Hiatt, a Notary Public of said County and State, MICHAEL L. HIATT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of October, 2016.

Brandi Carter
Notary Public

My Commission Expires: March 6, 2018

BRANDI CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Lots 318, 319, 320, 321, 322 and 323 on the plan of Grandview Heights of record in Book 161, page 169 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the southerly right-of-way of Longview Avenue (50 feet wide) and the westerly right-of-way of Kline Avenue (50 feet wide), said intersection being the northeast corner of the herein described tract;

Thence, with said westerly right-of-way, thence, South 21 degrees 09 minutes 56 seconds East 300.00 feet to an iron rod (new);

Thence, with the northerly boundary line of Lot 317 on the plan of Grandview Heights of record in Book 161, page 169 in the Register's Office for Davidson County, Tennessee, South 68 degrees 50 minutes 04 seconds West 150.00 feet to an iron rod (old, disturbed) on the easterly margin (15 feet wide) of Alley Number 1839;

Thence, with said margin, North 21 degrees 09 minutes 56 seconds West 300.00 feet to an iron rod (new) on said southerly right-of-way of Longview Avenue;

Thence, with said right-of-way, North 68 degrees 50 minutes 04 seconds East 150.00 feet to the BEGINNING containing 1.03 acres 45,000 square feet.

This description is based on a survey by Crawford & Cummings, PC, J. Alan Cummings, TRLS #2351, dated, March 14, 2016.

Being the same property conveyed to Michael L. Hiatt by quitclaim deed from Michael L. Hiatt of record in Instrument No. 20160926-0101212 said Register's Office

EXHIBIT B

Encumbrances

1. Matters shown on the Plan of record in Book 161, Page 169, said Register's Office.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160920-0098763, said Register's Office.