BILL GARRETT, Davidson County
Trans:T20160100825 DEEDWARRSP
Recvd: 11/15/16 13:58 5 pgs
Fees:28.00 Taxes:7400.00
20161115-0120438

This instrument prepared by:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

After recording return to:
Neal & Harwell, PC
2000 One Nashville Place
150 Fourth Avenue N.
Nashville, TN 37219
Attn: James R. Kelley, Esq.

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL: |
|---|---|---|
| Dover Glen Investors, LLC<br>5716 Hickory Plaza Drive, Suite 400<br>Nashville, TN 37211 | Dover Glen Investors, LLC<br>5716 Hickory Plaza Drive<br>Suite 400<br>Nashville, TN 37211 | #149-03-0E-001.00-CO (Lot 1)<br>#149-03-0E-002.00-CO (Lot 2)<br>#149-03-0E-006.00-CO (Lot 6)<br>#149-03-0E-009.00-CO (Lot 9) |

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# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RREF SNV III-TN MAM, LLC,** a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **DOVER GLEN INVESTORS, LLC,** a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

SEE **EXHIBIT "A"** ATTACHED HERETO AND

MADE A PART HEREOF BY THIS REFERENCE.

The Property is transferred subject to the limitations, restrictions, and encumbrances ("Permitted Exceptions") set forth as follows:

(a) Real property taxes and assessments for the year 2017 and thereafter;

(b) Zoning and other regulatory laws and ordinances affecting the Property;

(c) Matters that would be disclosed by an accurate survey;

(d) Rights of tenants in possession (if any);

(e) Any plat affecting the Property; and

(f) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

This is improved property known as 2528 Murfreesboro Pike, Nashville, TN; 2532 Murfreesboro Pike, Nashville, TN; 2618 Lakevilla Drive, Nashville, TN; and 2621 Lakevilla Drive, Nashville, TN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, 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.

(*signature page follows*)

WITNESS its hand this the 15 day of November, 2016.

**GRANTOR:**

RREF SNV III-TN MAM, LLC, a Tennessee limited liability company

By: RREF SNV ACQUISITIONS, LLC, a Delaware limited liability company, Its Sole Member

By: RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, as its attorney in fact

By: _____(Seal)
Name: Michael B. Madden, Authorized Signatory
Title: Authorized Signatory

By: _____(Seal)
Name: Stephen Tyde, Authorized Signatory
Title: Authorized Signatory

Signed, sealed and delivered in the presence of:

Signature: _____
Print Name: Lanie White

Signature: _____
Print Name: DAN GOUKER

STATE OF GEORGIA )
) SS.
COUNTY OF FULTON )

The foregoing instrument was acknowledged before me this 4 day of November, 2016, by Michael B. Madden and Stephen J. Tyde, as Authorized Signatories of RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, as the Attorney in Fact for RREF SNV ACQUISITIONS, LLC, a Delaware limited liability company, the Sole Member of RREF SNV III-TN MAM, LLC, a Tennessee limited liability company, on behalf of the company. They ✓ are personally known to me or ___ has produced a driver's license as identification.

_____
Notary Public
Print Name: Leslie Washington
Serial No. (if any): _____

LESLIE WASHINGTON NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES SEPT 18 2017

3170018-1 11887.5021000

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant (Grantee)

Subscribed and sworn to before me this the 15th day of November, 2016.

Notary Public

My Commission Expires: 3/7/2017

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

**Tract I:**

Land in Davidson County, Tennessee, being Lots No. 1, 2 and 9, on the Plan of Revision 2 of The Shoppes of Dover Glen of record at Instrument No. 20100818-0065095, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

**Tract I:**

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of The Shoppes of Dover Glen of record at Instrument No. 20090323-0026016, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to RREF SNV III-TN MAM, LLC, a Tennessee limited liability company by Trustee's Deed from Sam J. McAllister, III, Substitute Trustee of record in Instrument No. 20120703-0058377, in the Register's Office of Davidson County, Tennessee.