BILL GARRETT, Davidson County
Trans:T20160103276 DEEDWARRSP
Recvd: 11/22/16 10:47 5 pgs
Fees:28.00 Taxes:12210.00
20161122-0123231

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
480 JRP, LLC 480 James Robertson Parkway Nashville, TN 37219	Same	093-01-0-040.00

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, FROST-ARNETT COMPANY, a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to 480 JRP, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 480 James Robertson Parkway, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18 day of November, 2016.

GRANTOR:

FROST-ARNETT COMPANY, a Tennessee corporation

By: Jason Meyer
Name: JASON MEYER
Title: SVP OF BIZ DEV

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jason Meyer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the S.V.P. business development of FROST-ARNETT COMPANY, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 18 day of November, 2016.

Ashley Smith
Notary Public

My Commission Expires:

ASHLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00

AFFIANT

Sworn to and subscribed before me this 21st day of November, 2016.

Notary Public

My Commission Expires: 2-6-2019



EXHIBIT A

[Legal Description]

LAND in the City of Nashville, County of Davidson, State of Tennessee, being the westerly portion of Parcel D (4) of the Capitol Hill Redevelopment Project UR Tenn. 2-1 as of record in Book 3106, page 46, Register's Office for Davidson County, and more particularly described as follows:

BEGINNING at a point on the northerly side of James Robertson Parkway, said point being a distance of 12.49 feet on a line whose bearing is north 86 deg. 36' east from the northeast corner of the intersection of Fifth Avenue North and James Robertson Parkway; thence with a curve to the right, said curve having a radius of 983 feet and a central angle of 0 deg. 29' a distance of 8.5 feet to a point of compound curvature; thence with a curve to the right, said curve having a radius of 703 feet and a central angle of 8 deg. 53.5' a distance of 109.1 feet; thence with a line bearing north 11 deg. 29.5' west a distance of 225.42 feet; thence with a line bearing south 78 deg. 22' west a distance of 181.0 feet to the easterly margin of Fifth Avenue North; thence with said easterly margin, whose bearing is south 27 deg. 36' east a distance of 188.24 feet to a point of curvature to the left; thence with said curve having a radius of 20.0 feet and a central angle of 63 deg. 56' a distance of 22.33 feet to the point of beginning and containing 31,396 square feet, more or less.

Being the same property conveyed to Frost-Arnett Company, a Tennessee corporation, by deed of record in Book 4942, Page 996, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

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 31 06, Page 46, Register's Office for Davidson County, Tennessee.
3. Terms and conditions of the Restrictive Covenants for the Capitol Hill Redevelopment Project of record in Book 2735, Page 473, Register's Office of Davidson County, Tennessee, as modified by First Amendment recorded at Instrument No. 20070122-0008939, Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 3401, Page 205, in the Register's Office for Davidson County, Tennessee.
5. Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.
6. Terms and conditions of land lease dated April 29, 1996, by and between CSX Transportation, Inc., a Virginia corporation and Frost Arnett Company.