BILL GARRETT, Davidson County
Trans:T20160103943 DEEDWARRSP
Recvd: 11/23/16 15:11 5 pgs
Fees:28.00 Taxes:66600.00
20161123-0124041

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:
Possum Real Estate Holdings, LLC 455 Second Street Charlottesville, VA 22902 Attn: R. Coran Capshaw/Andrew J. Dondero	Possum Real Estate Holdings, LLC 455 Second Street Charlottesville, VA 22902 Attn: R. Coran Capshaw/Andrew J. Dondero	093-06-2-079.00

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, **POSSUM LEGEND, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **POSSUM REAL ESTATE HOLDINGS, LLC**, a Delaware 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 128-130 2nd Avenue North, Nashville, Davidson County, Tennessee 37201.

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 21st day of November, 2016.

POSSUM LEGEND, LLC,
a Tennessee limited liability company

By: Nancy Jones
Name: Nancy Jones
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, NANCY JONES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Possum Legend, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 21 day of DECEMBER, 2016.

Notary Public

My Commission Expires:

JOYCE A. RUSHING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $18,750,000.00.

Teresa Falk

Sworn to and subscribed before me this 23 day of November, 2016.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9/11/17

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, between First Avenue North and Second Avenue North, north of Broadway, being a portion of Lot 14 on the Plan of the Original Town of Nashville, not of record and being Lots 47 and 49 on the Plan of William Gordon's Subdivision of record in Plat Book 21, page 53, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being northerly 301.55 feet along said margin from the northerly margin of Broadway;

Thence, with said margin, North 27° 01' 52" West, 48.88 feet to a point;

Thence, leaving said margin, with the southerly line of 132 Second Avenue North, LLC, of record as Instrument No. 20030820-0121028, R.O.D.C., North 62° 28' 40" East, 210.18 feet to a point in the westerly margin of First Avenue North;

Thence, with said margin South 26° 58' 32" East, 48.80 feet to a point;

Thence, leaving said margin, with the northerly line of DeMoss Partners, L.P., of record in Book 885, page 280, R.O.D.C., North 62° 27' 18" West, 210.14 feet to the point of beginning.

Containing 10,264 square feet or 0.235 acres, more or less, according to a Survey by Barge, Waggoner, Sumner & Cannon, Inc., dated November 4, 2005, Job No. 32559-00.

Being the same property conveyed to POSSUM LEGEND, LLC, by deed from THE CALLEN TRUST, of record in Instrument No. 20140929-0089305, dated September 25, 2014, said Register's Office.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.