BILL GARRETT, Davidson County
Trans:T20160105062 DEEDWARRSP
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Fees:33.00 Taxes:3700.00
20161129-0125351

This instrument was prepared by:
Katherine M. Lewis, Esq.
Nelson Mullins Riley & Scarborough, LLP
201 17th Street NW, Suite 1700
Atlanta, GA 30363

Return Recorded Document to:

_____

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Germantown Hammer LLC c/o Vantage Realty Partners, LLC 619 Edgewood Avenue Suite 200 Atlanta, GA 30312	Germantown Hammer LLC c/o Vantage Realty Partners, LLC 619 Edgewood Avenue Suite 200 Atlanta, GA 30312	p/o 082-05-159.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GATEWAY TBR HAMMER MILL, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GERMANTOWN HAMMER LLC**, a Georgia limited liability company (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto (collectively, the "Property"), belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all

encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs, 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]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed effective as of this 22 day of November, 2016.

GRANTOR:

GATEWAY TBR HAMMER MILL, LLC,
a Tennessee limited liability company

By: _____
Name: R. Lee Walker
Title: Vice President

STATE OF Georgia
COUNTY OF Fulton

Before me, Kathy Giddens, a notary public of the state and county aforementioned, personally appeared Lee Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Vice President (or other officer authorized to execute the instrument) of GATEWAY TBR HAMMER MILL, LLC, a Tennessee limited liability company, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lee Walker as Vice President.

Witness my hand, at office, this 17th day of November, 2016.

Kathy Giddens
Notary Public

My Commission Expires: 11-23-2020

KATHY GIDDENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 23, 2020

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this the 29 day of November, 2016.

Notary Public

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING all of Lot 2, as shown on map entitled "HAMMER MILL FINAL PLAT" recorded in Instrument Number 20161129-0125446, Davidson County, Tennessee real estate records.

Being Part of the same property conveyed to Gateway TBR Hammer Mill, LLC by deed of record as Instrument No. 20161122-0123236, R.O.D.C., TN.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 which have been prorated between the Grantor and Grantee.

2. Rights of the public in and to the Cumberland River.

3. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

5. ALTA/ACSM Land Title Survey by Robert M. Searson, TN RLS No. 1666 with Littlejohn dated September 16, 2016, and designated as File No. 20150950, shows the following matters:

   a) 50' zone 1 buffer and 25' zone 2 buffer along east property line
   b) 75' dedicated conservation greenway and public access easement along east property line
   c) concrete pad and dilapidated building encroachment upon 75' greenway and zone 2
   d) proposed right of way dedication along west property line
   e) foundation wall encroaches over north lot line

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by and between Grantee and Metro Water Property Services, dated as of even date herewith, recorded in Instrument Number * _____, Davidson County, Tennessee real estate records.

* 20161122-0123478