SPECIAL WARRANTY DEED	STATE OF California) COUNTY OF Los Angeles) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $872,480.00. Affiant Subscribed and sworn to before me, this the 29 day of November, 2016. Notary Public My Commission Expires: 1/31/2019

BILL GARRETT, Davidson County
Trans:T20160106432 DEEDWARRSP
Recvd: 12/02/16 15:57 6 pgs
Fees:33.00 Taxes:3228.18
20161202-0127015

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group, 4535 Harding Pike, Suite 100, Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Three Jacks, LLC 16000 Ventura Blvd., Suite 600 Encino, CA 91436	106-02-0-068.00	Three Jacks, LLC 16000 Ventura Blvd., Suite 600 Encino, CA 91436

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, **CHRIS SCOTT AND WIFE, DONNA SCOTT** (collectively, the "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **THREE JACKS, LLC**, a Tennessee limited liability company (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property located and known as 839 Fesslers Parkway, Nashville, Davidson County, Tennessee 37210.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29 day of November, 2016, by David Weise

---

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NICOLE MORSE
Commission # 2098658
Notary Public - California
Los Angeles County
My Comm. Expires Jan 31, 2019

(Seal) Signature

the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTORS FURTHER COVENANT with Grantee and binds Grantors and Grantors', representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantors, but no further or otherwise.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through, or under Grantors.

IN WITNESS WHEREOF, the undersigned Grantors have caused this instrument to be executed and effective as of the 30th day of November, 2016.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTORS:

CHRIS SCOTT

STATE OF TENNESSEE)
COUNTY OF Henry)

Personally appeared before me, Joshua Bowden, a Notary Public of said County and State, Chris Scott, the within named bargainor, 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 the aforesaid County and State, this 28th day of November, 2016.

Notary Public

JOSHUA BOWDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

My Commission Expires: 4/27/19

DONNA SCOTT

STATE OF TENNESSEE)
COUNTY OF Henry)

Personally appeared before me, Joshua Bowden, a Notary Public of said County and State, Donna Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid County and State, this 28th day of November, 2016.

Notary Public

JOSHUA BOWDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

My Commission Expires: 4/27/19

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 6C, as shown on the map entitled Resubdivsion of Lot 6A, Fesslers Lane Business Park, of record in Book 6200, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRIS SCOTT AND WIFE, DONNA SCOTT, by deed from CT PARTNERS, A GENERAL PARTNERSHIP, of record in Instrument No. 20140828-0078844, dated August 28, 2014, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. All governmental zoning rules and regulations applicable to the ownership and use of the Property.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

3. Matters shown on the Plan of record in Book 6200, page 814, said Register's Office.

4. Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park Nashville, Tennessee dated February 1, 1986 and recorded in Book 6834, page 921, said Register's Office.

5. Lack of direct access to and from I-40, a controlled access highway.

6. All real estate taxes and assessments for 2017 and future years, which are liens not yet due and payable.

7. Any leases and related documents with respect to the Property signed by Grantee prior to the date hereof.