This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160109011 DEEDWARRSP
Recvd: 12/12/16 15:23 5 pgs
Fees:28.00 Taxes:2072.00
20161212-0130159

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
V2 Capital LLC		
15 Carmel Lane	New Owner	163 00 0 142.00
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **G&F 249, LTD, a Texas limited partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **V2 Capital LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property known as 0 Mt. View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the 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 those matters shown on Exhibit B attached hereto.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 8th day of December, 2016.

G&F 249, LTD,
a Texas limited partnership

GENERAL PARTNER:

G & F Cypress, L.L.C.,
a Texas limited liability company

BY: _____
Stephen J. Friedman, Member Manager

BY: _____
Jill Glanville, Member Manager

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Stephen J. Friedman**, 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 he is the Member Manager of G & F Cypress, LLC, the General Partner of **G&F 249, LTD**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of Dec., 2016.

LINDA M. GREEN
My Notary ID # 979123
Expires January 29, 2020

_____
Notary Public
My Commission Expires: 1/29/2020

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Jill Glanville**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member Manager of G & F Cypress, LLC, the General Partner of **G&F 249, LTD**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of Dec., 2016.

LINDA M. GREEN
My Notary ID # 979123
Expires January 29, 2020

Notary Public
My Commission Expires: 1/29/2020

STATE OF Texas
COUNTY OF Harris

The actual consideration or value, whichever is greater, for this transfer is $**560,000.00**.

Affiant

Subscribed and sworn to before me this 8th day of Dec., 2016

LINDA M. GREEN
My Notary ID # 979123
Expires January 29, 2020

Notary Public
My Commission Expires: 1/29/2020

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Crossings Boulevard, 100 foot in width, said existing iron rod being located at Northing: 623,073.79; Easting: 1,777,316.20; on the State Plane Coordinate System NAD-83; Thence leaving the easterly right-of-way line of Crossings Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 48 min 47 sec East, 507.63 feet to a point; Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with a line through the property of G & F 249, LTD., as of record in Instrument Number: 20080618-0062960, at the Register's Office for Davidson County, Tennessee for the following two calls; South 00 deg 11 min 13 sec West, 443.83 feet to a point; South 83 deg 48 min 37 sec West, 392.75 feet to an existing iron rod in the easterly right-of-way line of Crossings Boulevard; Thence with the easterly right-of-way line of Crossings Boulevard, with a curve to the right, along an arc length of 64.83 feet, the central angle of which is 82 deg 32 min 23 sec, the radius of which is 45.00 feet, the chord of which is North 57 deg 42 min 05 sec West, 59.36 feet to an existing iron rod; Thence North 08 deg 10 min 36 sec West, 460.80 feet to the POINT OF BEGINNING. Containing 221,202 square feet or 5.078 acres more or less, according to a description pursuant to that Property Exhibit of Tax Map 163, Parcel 142, prepared by Cherry Land Surveying, Inc., Scot Cherry, dated September 16, 2009.

Together with an Easement Agreement for Access and Utility described in Instrument No. 20091223-0116890, of record in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to G&F 249, LTD, a Texas limited partnership, by Warranty Deeds from Hickory Hollow, Limited, a Tennessee limited partnership, of record in Instrument No. 20080618-0062959 and in Instrument No. 20080618-0062960, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real property taxes for the year 2016 and subsequent years, a lien now due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 39, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, as amended in Book 8085, Page 402 and Book 9730, Page 957, and Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee.

4. Charter for HOA of record in Book 8001, Page 330, as amended in Book 8085, Page 698, in the Register's Office for Davidson County, Tennessee.

5. Access Easement of record in Instrument No. 20091223-0116890, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, Page 298 and Book 8389, Page 553, in the Register's Office for Davidson County, Tennessee.

7. Easement Deed to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

8. Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.

9. Subject to the flow of any creeks, streams, or branches across subject property.

10. Easements and incidental rights in that portion of the Land described in Schedule A underlying public roads.

11. That portion of the premises embraced within the bounds of any roads, streets, of highways.

12. Subject to rights of others in and to the common areas and/or elements.