BILL GARRETT, Davidson County
Trans:T20160112899 DEEDWARRSP
Recvd: 12/22/16 10:20 12 pgs
Fees:63.00 Taxes:78810.00
20161222-0134805

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,300,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2016.

Notary Public

My Commission Expires: 1/6/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Harbour Glen McHenry, LLC, McHenry-Sapient Partners, LLC, and Conscious Capital/McHenry Center, LLC 3011 Armory Drive, Suite 120 Nashville, TN 37204	SAME	03406000100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERGATE CROSSROADS, LLC, a Tennessee limited liability company**, as to a 45.06% undivided interest, **MICHAEL J. TAYLOR**, as to an

11.18% undivided interest, **KAREN B. LEE,** as to a 10.18% undivided interest, **JUDITH TAYLOR and DAVID TAYLOR, CO-EXECUTORS OF THE ESTATE OF RICHARD MCHENRY, deceased,** as to a 16.79% undivided interest, **JOSEPH MANN MCHENRY, TRUSTEE OF THE JOSEPH MANN MCHENRY REVOCABLE LIVING TRUST**, as to an 9.69% undivided interest, **JOSEPH MANN MCHENRY, TRUSTEE OF THE CATHERINE MCHENRY MARITAL TRUST,** as to a 3.89% undivided interest and **JOSEPH MANN MCHENRY, TRUSTEE OF THE CATHERINE MCHENRY MARITAL GAP TRUST,** as to a 3.21% undivided interest, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HARBOUR GLEN MCHENRY, LLC,** a Delaware limited liability company, as to a twenty five and two tenths percent (25.2%) undivided interest, **MCHENRY-SAPIENT PARTNERS, LLC,** a Delaware limited liability company, as to a sixty and seven tenths percent (60.7%) undivided interest and **CONSCIOUS CAPITAL/MCHENRY CENTER, LLC,** a Delaware limited liability company, as to a fourteen and one tenth percent (14.1%) undivided interest, all as tenants in common, hereinafter collectively called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Gallatin Road, southerly side of Two Mile Pike and the easterly side of Gleaves Street, being a part of the property conveyed to Joseph M. McHenry, et al, by deed of record in Book 2926, page 61, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc. dated May 31, 1995, as follows:

BEGINNING at a point in the southerly margin of Two Mile Pike at the intersection with the easterly margin of Gleaves Street;

THENCE, with said southerly right-of-way of Two Mile Pike, the following calls:
South 18° 35' 40" East, 50.77 feet to a point;
South 71° 24' 20" West, 6.47 feet to a point;
South 18° 35' 40" East, 69.40 feet to a point;

THENCE, leaving said southerly margin of Two Mile Pike with the westerly line of the property conveyed to Nancy A. Diskin and Pattie L. Diskin, by deed of record in Book 4250, page 380, Register's Office for Davidson County, Tennessee, South 83° 40' West, 121.60 feet to a point;

THENCE, with the southerly line of said Diskin Property South 30° 33' East, 335.09 feet to a point in the westerly margin of Gallatin Road;

THENCE, with said westerly margin of Gallatin Road, the following calls:

WITH a curve to the right 63.40 feet to a point, said curve having a central angle of 13° 55' 40", a radius of 260.80 feet, a tangent of 31.86 feet and a chord of South 28° 24' 05" West, 63.24 feet;

WITH a curve to the right 495.82 feet to a point, said curve having a central angle of 00° 16' 51", a radius of 101,186.00 feet, a tangent of 247.91 feet and a chord of South 35° 22' 21" West, 495.82 feet;

SOUTH 54° 46' East, 10.00 feet to a point;
SOUTH 34° 54' West, 446.22 feet to a point;
THENCE, leaving said westerly margin of Gallatin Road, with the northerly line of Lot No. 1, All Care Medical Center, as of record in Book 5190, page 701, Register's Office for Davidson County, Tennessee, North 57° 03' West, 190.11 feet to a point;
THENCE, with the westerly line of said Lot No. 1, All Care Medical Center, South 34° 56' West, 162.08 feet to a point;
THENCE, North 58° 28' West, 340.99 feet to a point;
THENCE, with the easterly line of Rivergate PruCare Subdivision, as of record in Book 5800, page 57, Register's Office for Davidson County, Tennessee, the following calls:
North 32° 16' East, 178.55 feet to a point;
North 20° 24' West, 52.37 feet to a point;
North 04° 39' West, 50.00 feet to a point;
North 10° 21' East, 100.00 feet to a point;
North 18° 21' East, 103.99 feet to a point;
THENCE, with the northerly line of said Rivergate PruCare Subdivision, North 56° 20' West, 130.84 feet to a point in the easterly margin of Gleaves Street;
THENCE, with said easterly margin of Gleaves Street, North 58° 36' East, 1,141.20 feet to a point;
THENCE, continuing with said easterly margin, with a curve to the right 44.86 feet to the point of beginning, said curve having a central angle of 102° 48' 20", a radius of 25.00 feet, a tangent of
31.32 feet and a chord of South 69° 59' 50" East, 39.08 feet.
CONTAINING 764,931 square feet or 17.56 acres, more or less.

Being the same property conveyed to Rivergate Crossroads, LLC, a Tennessee limited liability company, by deed from Joseph Mann McHenry, et al., of record in Book 10087, page 244, Register's Office for Davidson County, Tennessee, and by deed from Harriet D. McHenry of record at Book 10101, page 93, Register's Office for Davidson County, Tennessee, and being

further quitclaimed by Rivergate Crossroads, LLC, to the other Grantors herein in the percentage interests indicated by Quitclaim Deed of record as Instrument No. 20161222-0134804 Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this deed. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4403, page 106, and at Book 5947, page 475, and Book 7586, page 396, Register's Office for Davidson County, Tennessee.

2. Exceptions to Storm Drainage Easement granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record as Instrument No. 20021025-0130858, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement granted to Nashville Gas Company of record in Book 8042, page 591, Register's Office for Davidson County, Tennessee.

4. Communications Right-of-Way Easement granted to South Central Bell Telephone Company of record in Book 5722, page 366, Register's Office for Davidson County, Tennessee.

5. Non-Exclusive Joint Access Easement set forth in Deed of Correction of record in Book 6220, page 245, and as shown as Joint Access Easement on Plat of record in Book 5190, page 701, Register's Office for Davidson County, Tennessee.

6. Ten foot public utility and drainage easement, twenty foot utility easement, and five foot joint access easement as shown on Plan of record in Book 5800, page 57, Register's Office for Davidson County, Tennessee.

7. Non-Exclusive Joint Access Easement as set forth in deed of record in Book 5891, page 737, and re-recorded at Book 5894, page 124, Register's Office for Davidson County, Tennessee.

8. Terms and Provisions of Lease dated October 28, 1971, of record in Book 4554, page 286, Register's Office for Davidson County, Tennessee, in favor of SuperX Drugs of Texas, Inc., CVS Pharmacy, L.L.C., being successor by merger.

9. Terms and Provisions of Short Form Lease, entered into January 1, 1973, of record in Book 4697, page 747, Register's Office for Davidson County, Tennessee, in favor of Hamilton Bank of Nashville, said Lease having been assigned to Tennessee Teachers Credit Union.

10. Memorandum of Land Lease dated July 7, 1975, of record in Book 4977, page 411, as amended at Book 5121, page 606, Register's Office for Davidson County, Tennessee, in favor of Arby's, Inc.

11. Memorandum of Lease dated April 6, 2004 between Rivergate Crossroads, LLC and Panera, LLC, of record at Instrument No. 20050105-0001571, Register's Office for Davidson County, Tennessee.

12. Matters shown on the survey of Barge, Waggoner, Sumner & Cannon, Inc., dated May 31, 1995; last revised December 15, 2016, File No. 3547001.

13. Rights of tenants in possession.

This is improved property known as **1748 Gallatin Pike North, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and Grantors covenant and bind, themselves, their successors and assigns, as to their respective percentage ownership interests conveyed herein to specially warrant and forever defend the title to said land to the Grantees, their successors and assigns, against the lawful claims of all persons, arising by, through or under the respective Grantors, but not otherwise.

WITNESS our hands effective the 21st day of December, 2016.

[SIGNATURES ON FOLLOWING PAGES]

RIVERGATE CROSSROADS, LLC,
a Tennessee limited liability company

By: **WAYNE T LLC**, a Delaware limited liability company, Chief Manager

By: E. Wayne Tomlinson
E. Wayne Tomlinson, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. WAYNE TOMLINSON**, 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 **MANAGER**, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 20 day of December, 2016.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Michael J. Taylor

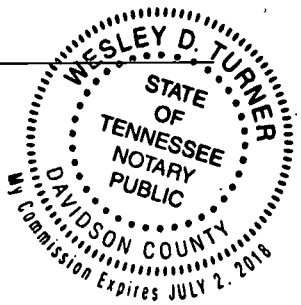
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. TAYLOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of December, 2016.

Notary Public

My Commission Expires: _____



Karen B. Lee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN B. LEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2016.

Kayla Lloyd
Notary Public

My Commission Expires: 04/15/2020



Judith Taylor, Co-Executor of the Estate of Richard McHenry, deceased

David Taylor, Co-Executor of the Estate of Richard McHenry, deceased

STATE OF LOUISIANA)
PARISH OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH TAYLOR AND DAVID TAYLOR, CO-EXECUTORS OF THE ESTATE OF RICHARD MCHENRY DECEASED**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2016

Notary Public

OFFICIAL SEAL
JAMES F. EZELL
NOTARY PUBLIC - LOUISIANA
NOTARY #53735
PARISH OF JEFFERSON
My Commission Is For Life

My Commission Expires: Lifetime

671553.1/200736

Joseph Mann McHenry, Trustee of the
Joseph Mann McHenry Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH MANN MCHENRY, TRUSTEE OF THE JOSEPH MANN MCHENRY REVOCABLE LIVING TURST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2016

Notary Public

My Commission Expires: 3/3/2020

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Joseph Mann McHenry, Trustee of the
Catherine McHenry Marital Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH MANN MCHENRY, TRUSTEE OF THE CATHERINE MCHENRY MARITAL TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2016

Notary Public

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

My Commission Expires: 3/3/2020

Joseph Mann McHenry, Trustee of the
Catherine McHenry Marital Gap Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH MANN MCHENRY, TRUSTEE OF THE CATHERINE MCHENRY MARITAL GAP TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2016

Notary Public

My Commission Expires: 3/3/2020

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020