This Instrument Prepared By:
Thomas Pennington
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20170006050 DEEDWARRSP
Recvd: 01/23/17 08:46 5 pgs
Fees:28.00 Taxes:31080.00
20170123-0006809

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
155 Franklin Road Ste. 153 Brentwood, TN 37027	155 Franklin Road Ste. 153 Brentwood, TN 37027	093-06-2-075.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Million Four Hundred Thousand and 00/100 Dollars ($8,400,000.00).

Affiant

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

SUBSCRIBED AND SWORN TO before me, this the 19th day of January, 2017.

Notary Public

My Commission Expires: 9-10-2018

For and in consideration of the sum of Eight Million Four Hundred Thousand and 00/100 Dollars ($8,400,000.00), the receipt and sufficiency of which are hereby acknowledged, TENIR LLC, a California limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer, convey and warrant unto PILCHER BUILDING PARTNERS, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 144 2nd Avenue North, Nashville, Tennessee 37201.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple. This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 18th day of January, 2017.

TENIR LLC, a California limited liability company

By: Old Republic Exchange Company, a California corporation, its Sole Member

By: _____ V.P.
Meredith Desharnais, its Vice President

Commonwealth of Massachusetts)
COUNTY OF Plymouth)

Before me, Jennifer A Moulton, a Notary Public of said County and State, personally appeared Meredith Desharnais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of Old Republic Exchange Company, a California corporation, the Sole Member of Tenir LLC, a California limited liability company, the within named bargainor, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as Sole Member of the limited partnership, and on its behalf, by herself as Vice President of the corporation.

Witness my hand and seal, in aforesaid county and state this 18th day of January, 2017.

_____
Notary Public

My Commission Expires: Oct 12 2018

JENNIFER A. MOULTON
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Oct. 12, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 14 of the Original Plan of the Town of Nashville, and being more particularly described as follows:

Beginning at a point on the easterly right of way of Second Avenue North (75' R/W), said point being 453.61 feet North from the intersection of said right of way with the northerly right of way of Broadway (105' R/W); thence following the easterly right of way of Second Avenue North, North 26 degrees 57 minutes 54 seconds West, for a distance of 42.00 feet to a point; thence leaving said right of way North 62 degrees 28 minutes 52 seconds East for a distance of 210.25 feet to a point on the westerly right of way of First Avenue North; thence following said right of way South 27 degrees 17 minutes 11 seconds East for a distance of 41.26 feet to a rebar found; thence leaving said right of way South 62 degrees 16 minutes 49 seconds West for a distance of 210.49 feet to the point of beginning. Said tract or parcel of land contains 0.201 acres, more or less.

The description of the above described property was obtained from a survey dated November 17, 2016, last revised January 11, 2017, prepared by James H. Rader of Landpro Surveying and Mapping, Inc., TN RLS No. 2701, with an address of 305 Creekstone Ridge, Woodstock, Georgia 30188.

Being the same property conveyed to Tenir LLC, a California limited liability company, by Special Warranty Deed from Pilcher Partners, L.P., a Tennessee limited partnership, dated November 15, 2016, of record in Instrument No. 20161116-0120775, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017, a lien, but not yet due and payable.

2. Memorandum of Lease between Pilcher Partners, L.P., as Landlord, and Bank of America, National Association, as Tenant, recorded March 20, 2015 of record in Instrument No. 20150320-0024031, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Special Warranty Deed of record in Book 6039, Page 431, said Register's Office.