THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
CSDCPC Intrepid, LLC 6731 Columbia Gateway Drive Suite 220 Columbia, Maryland 21046	Same	Map: 163 Parcel: 85.00

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 of which is hereby acknowledged, Walter E. Strickland and Jimmy E. Strickland (collectively, the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto CSDCPC Intrepid, LLC, a Delaware limited liability company (the "Grantee"), its 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 said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

BILL GARRETT, Davidson County
Trans:T20170007039 DEEDWARRSP
Recvd: 01/25/17 09:27 6 pgs
Fees:33.00 Taxes:7474.00
20170125-0007956

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed effective as of the 23 day of January, 2017.

GRANTOR:

By: Walter E Strickland
Walter E. Strickland

By: Jimmy E. Strickland
Jimmy E. Strickland

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Walter E. Strickland, 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 23 day of January, 2017.

Brenda Reynolds
Notary Public

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jimmy E. Strickland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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WITNESS my hand, at office, this 23 day of January, 2017.

Brenda Reynolds
Notary Public

BRENDA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,020,000.

Affiant

Sworn to and subscribed before me this 24 day of January, 2017.

Notary Public

My Commission Expires: 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in the 32nd Councilmanic District, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. C-4, as shown on the plan of re-subdivision of Lots C, C-2, C-3, Section 15, Hickory Hollow Mall, being more particularly described as follows:

BEGINNING at an iron pin in the Southerly R.O.W. margin of Hickory Hollow Parkway, said pin being Westerly 562.42 feet from the Westerly terminus of a curve return to the Westerly R.O.W. margin of Bell Road, said point also being the True Point of Beginning; thence leaving said margin with the Westerly line of Lot No. C-3 as shown on the aforementioned plan of re-subdivision run, South 05 degrees 27 minutes 45 seconds West, 41.26 feet to a P.K. nail; thence run South 46 degrees 38 minutes 55 seconds West, 215.00 to a P.K. nail; thence run South 43 degrees 14 minutes 15 seconds, East10.00 feet to a PK nail; thence run South 46 degrees 29 minutes 13 seconds West, 235.00 feet to a P.K. nail; thence run South 32 degrees 07 minutes 17 seconds West, 100.00 feet to an iron pin in the Northerly margin of the CSX Transportation Railroad; thence with said margin run North 58 degrees 20 minutes 13 seconds West, 264.68 feet to an iron pin; thence leaving said margin with the Easterly line of Lot No. C-5, run North 31 degrees 40 minutes 22 seconds East, 160.66 feet to an iron pin; thence continuing with said line run North 00 degrees 12 minutes 53 seconds East, 110.74 feet to a P.K. nail, said point being the PC of a curve to the left having a radius of 457.64 feet and having an arc distance of 127.93 feet; thence run along said curve to the left a chord bearing of North 82 degrees 03 minutes 09 seconds East and a chord distance of 127.52 feet to a concrete monument; thence run North 83 degrees 34 minutes 46 seconds East, 121.56 feet to an iron pin, said point being the PC of a curve to the right having a radius of 730.00- feet and having an arc distance of 273.15 feet; thence run along said curve to the right a chord bearing of North 84 degrees 45 minutes 25 seconds East and a chord distance of 271.56 feet to a point and back to the True Point of Beginning.

Together with and subject to appurtenant access easements as contained in Plat Book 5800, Page 230 and in the Reciprocal Access and Parking Easement, Restrictive Covenants, and Sewer Services Agreement Section 15 Hickory Hollow Mall, as set forth of record in Book 6188, Page 87 as amended by Amendment to Joint Access Easement Lots C-3 and C-4 Section 15 Hickory Hollow Mall Subdivision or record in Book 6207, Page 366, and further amended by Consent and Agreement of record in Book 7063, Page 98, as amended by Amendment of Consent and Agreement of record in instrument No. 200407210086903, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter E. Strickland and Jimmy E. Strickland by Special Warranty Deed of record in Instrument No. 20100218-0012573, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed of Record in Instrument No. 20100218-0012574, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 5800, Page 230, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, Page 769, as amended by Amendment to Declaration of Protective Covenants for Hickory Hollow of record in Book 5189, Page 947; Second Amendment to Declaration of Protective Covenants for Hickory Hollow of record in Book 5337, Page 933; Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 5441, Page 968; Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 5792, Page 491; Second Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 5951, Page 26; and Third Amendment to Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 6011, Page 163, in the Register1s Office for Davidson County, Tennessee.

4. Covenants as set forth in Book 6189, Page 784, in the Register's Office for Davidson County, Tennessee.

5. Reciprocal Access and Parking Easement, Restrictive Covenants, and Sewer Services Agreement Section 15 Hickory Hollow Mall, as set forth of record in Book 6188, Page 87, as amended by Amendment to Joint Access Easement Lots C-3 and C-4 Section 15 Hickory Hollow Mall Subdivision of record in Book 6207, Page 366, and further amended by Consent and Agreement of record in Book 7063, Page 98, as amended by Amendment of Consent and Agreement of record in Instrument No. 200407210086903, in the Register's Office for Davidson County, Tennessee.

6. Easement Deed by Court Order in Settlement of Landowner Action granted to Qwest Communications International, Inc., et al, of record as Instrument No. 201202280017172, Register's Office for Davidson County, Tennessee.

7. Right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.

8. Survey from James Terry & Associates by James G. Terry, TN RLS # 2287, Job No. 2016-476, dated August 6, 2016, last revised August 11, 2016, indicates the following: Utility and drainage lines with meters, valves, poles, and other appurtenances; fence crosses southeastern property line; and concrete pad crosses northern property line.