1st

Pick Up

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brentwood IL-AL Investors, LLC, a Virginia limited liability company 4423 Pheasant Ridge Road, Suite 301 Roanoke, Virginia 24014	Davidson County 171 00 0 077.00 171 00 0 076.00 Williamson County 011 04400 011F A 00300 011F A 01100 (Exempt)	New Owner

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, **ROLLING CLOUDS, LLC, a Tennessee limited liability company** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **BRENTWOOD IL-AL INVESTORS, LLC, a Virginia limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tracts or parcels of land lying in Davidson and Williamson Counties, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for those permitted exceptions as described on Exhibit "B", attached hereto and incorporated herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and defend the title thereto of said tracts or parcels of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but no further or otherwise.

This is unimproved property located at 563 Church Street and Overlook Blvd., Brentwood, Tennessee 37027.

[This space was intentionally left blank.
Signatures are found on the following page.]

BILL GARRETT, Davidson County
Trans:T20170007199 DEEDWARRSP
Recvd: 01/25/17 11:12 6 pgs
Fees:32.00 Taxes:0.00
20170125-0008128

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 19th day of December, 2016.

GRANTOR:

ROLLING CLOUDS, LLC,
a Tennessee limited liability company

By: _____
William B. King, Jr.
President and Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared WILLIAM B. KING, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Manager of Rolling Clouds, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President and Chief Manager, has executed the foregoing instrument for the purpose therein contained, by personally signing the name of Rolling Clouds, LLC, as President and Chief Manager of the limited liability company.

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

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT I:

A parcel of land that lies partially in Davidson County, Tennessee and partially in the City of Brentwood, Fifteenth Civil District, Williamson County, Tennessee.

Beginning at an iron pin on the southerly margin of Church Street and the northeastern corner of the Brentwood Centre Office Park, as of record in Book 6999, Page 492, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence along Church Street, N89°11'56"E, 75.00 feet to an iron pin;
(2) Thence with a curve to the right, having a radius of 3408.25 feet and an arc length of 124.93 feet to an iron pin;
(3) Thence along the Western property line of the Malakouti property, S00°59'49"W, 641.25 feet to an iron pin;
(4) Thence N87°23'39"W, 195.88 feet to an iron pin;
(5) Thence along the Eastern property line of the Brentwood Centre Office Park property, N00°37'41"E, 631.78 feet to the point of beginning, containing 126,058.54 square feet or 2.89 acres,

as shown on the survey made by Phillip E. Holmes, Jr., RLS No. 1728 of Volunteer Land Surveying Services, P.O. Box 100310, Nashville, Tennessee 37224, dated June 14, 2006, bearing File Number 06071.

Being the same property conveyed to Rolling Clouds, LLC, a Tennessee limited liability company, by deed of record in Book 3986, Page 180, Register's Office for Williamson County, Tennessee and of record at Instrument No. 20060725-0089407, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Williamson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Resubdivision of Lots 1, 3, 6, 7, 9 & 10, Overlook Park, as shown on plat of record in Plat Book 18, Page 16, in the Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rolling Clouds, LLC, a Tennessee limited liability company, by deed of record in Book 1745, Page 363, and as corrected in Book 3799, Page 365, Register's Office for Williamson County, Tennessee.

TRACT III:

Land in Williamson County, Tennessee, as shown in Plat Book 18, Page 16, Williamson County Register's Office, being more particularly described as follows:

Beginning at a point in the easterly margin of Overlook Boulevard, said point being approximately 103.52 feet from the southerly margin of Church Street East, and being the point of beginning:

Thence, N 89°58'54" East, 93.76 feet to a point; thence N 01°53'20" East, 103.73 feet to a point; thence S 89°00'45" West, 58.95 feet to a point; thence with a curve to the left having a radius of 40.00 feet, a length of 11.37 feet to a point; thence S 89°46'57" West, a distance of 17.90 feet to a point; thence S 02°05'06" East, 10.99 feet to a point; thence with a curve to the left having a radius of 40.00 feet, a length of 30.52 feet to a point; thence S 00°59'15" E, a distance of 62.01 feet to the point of beginning.

Being the same property conveyed to Rolling Clouds, LLC, a Tennessee limited liability company, by deed of record in Book 1745, Page 363, and as corrected in Book 3799, Page 365, Register's Office for Williamson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. Subject to all matters shown on the Plan of record in Plat Book 18, Page 16, Register's Office for Williamson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 13, Page 59, Register's Office for Williamson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 11, Page 52, Register's Office for Williamson County, Tennessee.

5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Overlook Office Park (Commercial) of record in Book 736, Page 681, Register's Office for Williamson County, Tennessee.

   First Amendment to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Overlook Office Park (Commercial) of record in Book 882, Page 10, in said Register's Office.

   Second Amendment to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Overlook Office Park (Commercial) of record in Book 943, Page 243, said Register's Office.

6. Provisions of Family Burial Grounds Protection Act, TCA 46-8-101 et seq.

7. Easement and Right of Entry of record in Book 1646, Page 183, Register's Office for Williamson County, Tennessee.

8. Right, title, and interest of others in and to that portion of the premises occupied by a cemetery; and right of ingress and egress to the cemetery located on the premises from a public road.

9. Title to that portion of insured premises within the bounds of the cemetery reserved in instrument recorded in Book 1585, Page 994, Register's Office for Williamson County, Tennessee, together with the right of ingress and egress thereto.

10. Survey No. 15099 0296 dated September 4, 2015 and prepared by Ted J. Stevenson II of Ragan-Smith indicates the following:

    (a) Overhead utilities crossing in northwesterly corner.

    (b) Owen Cemetery sign in northwesterly corner.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,849,280.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 24 day of January, 2017.

_____
Notary Public

My Commission Expires: 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BK: 6991 PG: 302-307
17003144
6 PGS:AL-DEED
474437
01/25/2017 - 08:01 AM

BATCH	474437
MORTGAGE TAX	0.00
TRANSFER TAX	14242.34
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	14275.34

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS