(1)

BILL GARRETT, Davidson County
Trans:T20170008303 DEEDWARRSP
Recvd: 01/30/17 09:11 5 pgs
Fees:28.00 Taxes:16117.20
20170130-0009362

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
RTA WILLOW TRACE II, LLC Attn: Shelly Sanders 2080 Michelson Drive, Fourth Floor Irvine, California 92612	Same	Map: 106-2 Parcel: 62

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BLEVINS FAMILY INVESTMENTS, L.P. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RTA WILLOW TRACE II, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signatures follow.)

WITNESS our hands this 4th day of January, 2017.

GRANTOR:

BLEVINS FAMILY INVESTMENTS, L.P.
A Tennessee limited partnership

By: Patty H. Blevins Exempt Trust f/b/o J. William Blevins
Its: General Partner

By: J. William Blevins
J. William Blevins, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. WILLIAM BLEVINS, 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 Trustee for the Patty H. Blevins Exempt Trust f/b/o J. William Blevins, which is General Partner of BLEVINS FAMILY INVESTMENTS, L.P., a Tennessee limited partnership, the maker, and is authorized as Trustee for the Patty H. Blevins Exempt Trust f/b/o J. William Blevins, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal in Nashville, Tennessee, this 4th day of January, 2017.

Notary Public
My Commission Expires:

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TN)

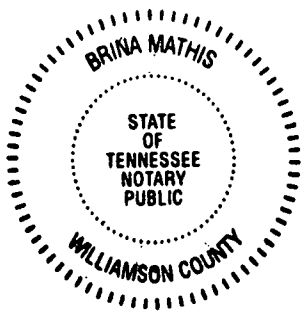
COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $4,356,000.00.

Nicole Champion

Affiant

Subscribed and sworn to before me this 27 day of January, 2017.



Brina Mathis

Notary Public

My Commission Expires: 4-21-2020

EXHIBIT A
Property Description

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 3 and 4, Fesslers Lane Business Park, as of record in Book 8250, Page 531, Register's Office for Davidson County, Tennessee.

Together with the easements created by Reciprocal Access and Cross Parking Easement of record in Book 7575, Page 377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blevins Family Investments, L.P., a Tennessee limited partnership, by Special Warranty Deed from Fesslers Business Park Associates, an Indiana Limited Partnership, of record in Instrument No. 20011211-0136332, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

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

2. Subject to the easements shown on the Plan of record in Plat Book 8250, page 531, Register's Office for Davidson County, Tennessee, as shown on ALTA/NSPS Land Title Survey dated December 12, 2016, prepared by Freeland-Clinkscales & Associates, Inc. of NC as Job No. H36358.

3. Reciprocal Access and Cross Parking Easement of record in Book 7575, page 377, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

5. Easement and Right of Way as evidenced by an Affidavit of Owner of record in instrument number 20170106-0001928, Register's office for Davidson County Tennessee.

6. Rights of Tenants under unrecorded Leases with no rights of first refusal or options to purchase.