This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170009818 DEEDWARRSP
Recvd: 02/02/17 09:36 3 pgs
Fees:18.00 Taxes:23291.50
20170202-0011138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
2834 Brick Church, LLC		
210 Venture Circle	New Owner	060-00-0-022.00
Nashville, TN 37228-1604		

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, **Naskar G.P., a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **2834 Brick Church, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final Subdivision Plat of Budig Realty Subdivision, of record in Plat at Instrument No. 20020815-0098936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Naskar G.P., a Tennessee general partnership, by Special Warranty Deed from Iron Mountain Information Management, LLC, a Delaware limited liability company, of record in Instrument No. 20121217-0116216, Register's Office for Davidson County, Tennessee, dated December 17, 2012, and recorded on December 17, 2012.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **2834 Brick Church Pike, Nashville, TN 37207-3904.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31st day of January, 2017.

Naskar, G.P., a Tennessee general partnership

BY: _____
Jagdish Dadlani, Partner

BY: _____
Mohan Thawardas, Partner

BY: _____
Gurmit Advani, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jagdish Dadlani, Mohan Thawardas and Gurmit Advani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be Partners of Naskar G.P., a Tennessee general partnership, the within named bargainor, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as Partners.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 31st day of January, 2017.

My commission expires: 11/3/20

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$~~**$6,295,000.00**.

_____
~~Affiant~~

Subscribed and sworn to before me this 31st day of January, 2017.

_____
Notary Public

My Commission Expires: April 8, 2019

JOSEPH A. WEBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires Apr. 8, 2019

Exhibit "A"

1. Subject to all matters shown on the Plan of record as Instrument Number 20020815-0098936, Register's Office of Davidson County, Tennessee, as depicted on the Survey prepared by Cherry Land Surveying, Inc., dated December 13, 2016, and last revised on January 19, 2017.

2. 2017 Davidson County taxes which have been prorated and assumed by Grantee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20130416-0037670 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20070928-0115561 and Instrument No. 20070928-0115582, in the Register's Office for Davidson County, Tennessee, as depicted on the Survey prepared by Cherry Land Surveying, Inc., dated December 13, 2016, and last revised on December 29, 2016.

5. Stormwater Detention Agreement of record in Instrument Number 20020508-0056807, in the Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20070928-0115625, Register' s Office for Davidson County, Tennessee.

7. Right of Way of record in Book 9964, Page 755, in the Register's Office for Davidson County, Tennessee, as depicted on the Survey prepared by Cherry Land Surveying, Inc., dated December 13, 2016, and last revised on January 17, 2017.

8. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.