BILL GARRETT, Davidson County
Trans:T20170021037 DEEDWARRSP
Recvd: 03/10/17 15:48 7 pgs
Fees:38.00 Taxes:7770.00
20170310-0024067

SPECIAL WARRANTY DEED

FROM: Orange Murfreesboro Holdings, LLC
Grantor

TO: PBR&T Partnership
Grantee

This instrument was prepared by:

J. David Wicker, Esq.
Stites & Harbison, PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner(s):	**Send Tax Bills To:**	**Map-Parcel Number:**
PBR&T Partnership 5200 Old Harding Road Franklin, TN 37064	Same	Map/Parcel 164-00-0-041.00

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is Two Million One Hundred Thousand and No/100 Dollars ($2,100,000.00).

Affiant

SWORN TO AND SUBSCRIBED before me, this 10th day of March, 2017.

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public

My Commission Expires: 11/3/20

15832N:170119:1214212:1:NASHVILLE

FOR AND IN CONSIDERATION of the sum of Two Million One Hundred Thousand and No/100 Dollars ($2,100,000.00), the receipt and sufficiency of which are hereby acknowledged, ORANGE MURFREESBORO HOLDINGS, LLC, a Tennessee limited liability company (the "Grantor"), bargains and sells, and by these presents does transfer and convey unto PBR&T PARTNERSHIP, a Tennessee general partnership (the "Grantee"), its successors and assigns, that 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 and any improvements therein.

THIS IS improved property located at 3839 Murfreesboro Pike, Antioch, Davidson County, Tennessee 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES ON THE FOLLOWING PAGE]

Witness my hand as of this 9 day of March, 2017.

GRANTOR:

ORANGE MURFREESBORO HOLDINGS, LLC, a Tennessee limited liability company

By: SABAL FINANCIAL GROUP, L.P., a Delaware limited partnership
Its: Manager

By: _____

Name: Kevin R. McKenzie
Vice President of Investments

Title: _____

STATE OF _____)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of Sabal Financial Group, L.P., a Delaware limited partnership, the Manager (or other officer authorized to execute the instrument) of ORANGE MURFREESBORO HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its _____.

Witness my hand and seal, at Office in _____, this _____ day of March, 2017.

_____
Notary Public

My Commission Expires:_____

SEE ATTACHED

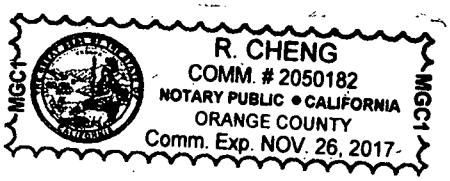
"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On March 9, 2017, before me, R. Cheng, Notary Public, personally appeared Kevin R. McKenzie, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (SEAL)
Signature of Notary Public

Name: R. Cheng

EXHIBIT A

Property Description

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, lying in the southwest quadrant of the intersection of Murfreesboro Road and Hobson Pike being more particularly described as follows:

BEGINNING at an iron pin in the south margin of Murfreesboro Road at the southeast corner of herein described tract;

THENCE, leaving said margin with the west line of Dimples of record in Instrument No, 200505130054550, R.O.D.C. the following calls:

S45°09'01"W, 265.38 feet to an iron pin,
S42°13'20"E, 88.00 feet to an iron pin,
S18°04'13"W, 283.59 feet to an iron pin;

THENCE, with Bagoli Subdivision of record in Plat Book 8250, page 763, R.O.D.C., S15°36'28"W, 249.39 feet to an iron pin in the north line of Layton Adkins of record in Book 10459, page 32, R.O.D.C.;

THENCE, with said Adkins, N73°26'36"W, 159.67 feet to an iron pin;

THENCE, with said Adkins and David Mason of record in Book 4509, page 278, R.O.D.C., S18°50'51"W, 414.59 feet to an iron pin in the west line of Luther Marie Vaughn of record in Book 11180, page 657, R.O.D.C.;

THENCE, continuing with said Vaughn, S12°03'33"W, 106.54 feet to an iron pin;

THENCE, with Vaughn, S58°23'47"E, 186.55 feet to an iron pin;

THENCE, with the west line of Kathryn Buffington of record in Instrument No. 200602220020910, R.O.D.C., and Remedios Trail of record in Instrument No. 200604210046044, R.O.D.C., S12°29'45"W, 340.07 feet to an iron pin;

THENCE, with the north line of Randall Yeargin of record in Book 9248, page 568, R.O.D.C., being Lot No. 2 of Clifton Acres of record in Plat Book 5050, page 84, R.O.D.C., the following calls:

N77°10'14"W, 71.59 feet to an iron pin,
N25°51'40"W, 54.43 feet to a point,
N71°24'20"W, 98.62 feet to a point,
N67°11'05"W, 278.89 feet to a point,
N17°43'29"E, 40.00 feet to a point,
N58°36'38"W, 72.53 feet to a point at the northeast corner of Billy Spalding of record in Book 5281, page 746, R.O.D.C., being Lot No.1 of said Clifton Acres;

THENCE, with said Spalding, N58°36'38"W, 402.58 feet to an iron pin;

THENCE, with the north line of William Yeargin of record in Book 5014, page 290, R.O.D.C., N53°47'20"W, 151.53 feet to a point;

THENCE, N47°35'55"W, 139.10 feet to an iron pin;

THENCE, with the north line of William Hawkins, Trustee of Record in Instrument No. 200208230102015, R.O.D.C., N46°29'00"W, 90.98 feet to an iron pin;

THENCE, N82°24'22"W, 469.63 feet to an iron pin in the east margin of Hobson Pike;

THENCE, with said Hobson Pike the following calls:

N11°05'41"E, 280.50 feet to an iron pin,
N16°46'55"E, 100.50 feet to an iron pin,
N11°02'23"E, 441.02 feet to a right-of-way monument,
With a curve concave to the east having a central angle of 07°59'53", a radius of 1085.92 feet and a chord of N14°51'37"E, 151.46 feet for an arc length of 151.59 feet to a-right-of-way monument,
N27°17'43"E, 93.69 feet to a right-of-way monument,
N28°23'54"E, 140.84 feet to an iron pin,
N21°09'45"E, 96.82 feet to a right-of-way monument,
N38°02'55"E, 46.27 feet to a right-of-way monument;

THENCE, leaving said margin, with the south line of Starwood Ampitheater Operating Company of record in Instrument No. 200302070017629, R.O.D.C., S80°51'32"E, 494.55 feet to an iron pin;

THENCE, N61°31'47"E, 685.86 feet to an iron pin in the south margin of Murfreesboro Road;

THENCE, with said margin the following calls:

S39°36'40"E, 231.31 feet to an iron pin,
S50°46'06"E, 101.83 feet to an iron pin,
S42°15'11"E, 601.89 feet to the point of beginning.

Containing 2,845,324 square feet or 65.32 Acres, more or less.

Being the same property conveyed to Andrew M. Hawkins, Trustee, for the benefit of Orange Murfreesboro Holdings, LLC., a Tennessee limited liability company, by Successor Trustee's Deed of record at Instrument No. 20131002-0103661, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, not yet due and payable.

2. Perpetual Easement for Highway Purposes to the State of Tennessee, of record in Book 4093, Page 950, Register's Office of Davidson County, Tennessee.

3. Easement to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4453, Page 154, Register's Office of Davidson County, Tennessee.