This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 03/24/17 08:26 6 pgs
Fees:33.00 Taxes:55500.00
20170324-0028762

Address New Owner(s):	**Send Tax Bills to**	**Tax Information:**
Centennial Group GP 241 Cargile Lane Nashville, TN 37205	New Owners	Map: 079 Parcels: 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WESTERN EXPRESS, INC.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CENTENNIAL GROUP GP**, a Tennessee general partnership ("Grantee"), its successor, heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 7131 (also known as 7135) Centennial Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2017.

WESTERN EXPRESS, INC.

By: _____
Paul Wieck, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me Wendy Mena, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared PAUL WIECK, 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 of Western Express, Inc., a corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office this 23 day of March, 2017.

WENDY MENA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

Wendy Mena
Notary Public
My Commission Expires: 3-10-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000,000.00.

Affiant

Subscribed and sworn to before me,
this 23 day of March, 2017.

Wendy Mena
Notary Public
My Commission Expires: 3-10-19

WENDY MENA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WESTERLY MARGIN OF CENTENNIAL PLACE AND THE SOUTHERLY MARGIN OF HERMITAGE PLACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" IRON PIPE IN THE WESTERLY MARGIN OF CENTENNIAL BOULEVARD, SAID PIPE BEING APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION OF CENTENNIAL BOULEVARD AND CENTENNIAL PLACE.

THENCE, LEAVING SAID MARGIN ALONG AND OR NEAR THE LINE OF JAMES W. COOPER OF RECORD IN DEED BOOK 9563, PAGE 842, R.O.D.C., SOUTH 71°28'58" WEST, 500.69 FEET TO AN IRON PIN;

THENCE, ALONG AND OR NEAR THE LINE OF BOTTLING GROUP, LLC, OF RECORD IN DEED BOOK 11398, PAGE 710, R.O.D.C., THE NEXT FOUR CALLS: NORTH 17°12'11" WEST, 551.40 FEET TO AN IRON PIN;

THENCE, SOUTH 75°52'02" WEST, 259.36 FEET TO AN IRON PIN SET;
THENCE, SOUTH 71°42'05" WEST, 724.21 FEET TO AN IRON PIN SET;
THENCE, SOUTH 13°22'38" WEST, 835.30 FEET TO AN IRON PIN SET;

THENCE, ALONG AND OR NEAR THE LINE OF STATE OF TENNESSEE TSU, OF RECORD IN DEED BOOK 448, PAGE 250, R.O.D.C., NORTH 76°37'07" WEST, 516.79 FEET TO A 1" IRON PIPE;

THENCE, ALONG AND OR NEAR THE LINE OF METROPOLITAN NASHVILLE AIRPORT AUTHORITY OF RECORD IN DEED BOOK 4788, PAGE 209, R.O.D.C. THE NEXT TWO CALLS: NORTH 13°23'00" EAST, 1644.70 FEET TO AN IRON PIN;

THENCE, NORTH 46°27'00" WEST, 251.83 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HERMITAGE PLAZA;

THENCE, WITH SAID MARGIN WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 24°33'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°45'14" EAST, 199.92 FEET, WITH A TANGENT LENGTH OF 102.30 FEET AND AN ARC LENGTH OF 201.46 FEET TO AN IRON PIN;

THENCE, NORTH 73°02'00" EAST, 630.94 FEET TO AN IRON PIN;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 63°38'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°09'00"E, 52.72 FEET, WITH A TANGENT LENGTH OF 31.02 FEET AND AN ARC LENGTH OF 55.53 FEET TO A 3" IRON PIPE N THE WESTERLY MARGIN OF CENTENNIAL PLACE;

THENCE, WITH SAID MARGIN, SOUTH 43°20'00" EAST, 715.79 FEET TO AN IRON PIN;

THENCE, WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1970.00 FEET AND A CENTRAL ANGLE OF 0°41'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°59'30"E, 23.49 FEET, WITH A TANGENT LENGTH OF 11.75 FEET AND AN ARC LENGTH OF 23.50 FEET TO AN IRON PIN;

EXHIBIT A

THENCE, SOUTH 42°39'00" EAST, 379.54 FEET TO AN IRON PIN;

THENCE, WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 0°52'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°13'00"E, 30.71 FEET, WITH A TANGENT LENGTH OF 15.35 FEET AND AN ARC LENGTH OF 30.71 FEET TO AN IRON PIN;

THENCE, SOUTH 43°31'00" EAST, 576.50 FEET TO AN IRON PIN;

THENCE, WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 25°00'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°01'00"E, 21.64 FEET, WITH A TANGENT LENGTH OF 11.08 FEET AND AN ARC LENGTH OF 21.82 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF CENTENNIAL BOULEVARD;

THENCE, WITH SAID MARGIN, SOUTH 19° 27' 38" EAST, 158.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,128,320 SQUARE FEET OR 48.86 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY J. ALAN CUMMINGS, RLS NUMBER 2351, DATED SEPTEMBER 25, 2003.

BEING THE SAME PROPERTY CONVEYED TO WESTERN EXPRESS, INC., BY WARRANTY DEED FROM WESTERN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200510040119233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PERMITTED EXCEPTIONS

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

2. Right of Way Easement of record in Book 4712, page 956, Register's Office for Davidson County, Tennessee.

3. All matters as shown on that certain plat of record in Plat Book 4860, page 30, said Register's Office.

4. Right of ways for pipeline and railroad easements as evidenced in Deed of record in Book 5264, page 643, said Register's Office.

5. Terms and provisions of Agreement of record in Book 5285, page 960, said Register's Office.

6. Easement, Construction & Dedication Agreement of record in Book 6624, page 629, said Register's Office.

7. Grant of Easement of record in Book 6710, page 367, said Register's Office.

8. Stormwater Detention Agreement of record in Instrument No. 200108160088876, said Register's Office.

EXHIBIT B

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: