Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Baron Development I, LLC 652 Old Ezell Road Nashville, Tennessee 37217	Baron Development I, LLC 652 Old Ezell Road Nashville, Tennessee 37217	107-00-0-180.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to BARON DEVELOPMENT I, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is unimproved property located off of Perimeter Place Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

BILL GARRETT, Davidson County
Trans:T20170035722 DEEDWARRSP
Recvd: 04/27/17 14:48 4 pgs
Fees:23.00 Taxes:2106.15
20170427-0041616

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27 day of April, 2017.

GRANTOR:

CORPORATE INVESTORS PARTERNSHIP V, LLC,
a Tennessee limited liability company

By: _____
Michael D. Baron, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sue Arnett, a Notary Public in the state and county aforesaid, personally appeared Michael D. Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Managing Member of CORPORATE INVESTORS PARTERNSHIP V, LLC, a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the member of such Grantor.

WITNESS my hand, at office, this 27 day of April, 2017.

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

_____
Notary Public

My Commission Expires: 3-6-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $569,231.00.

_____
Affiant

Subscribed and sworn to before me this 14 day of April 2017.

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

_____
Notary Public

My Commission Expires: 3-6-18

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 1, as shown on the subdivision plat entitled "A Resubdivision of Lot 1 of Piedmont Subdivision", of record as Instrument No. 200170413- 0036138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company, by deed from PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina Corporation, of record in Instrument No. 20081002-0100487, dated October 2, 2008, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6504, page 723 and amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20090204-0009419, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20090204-0009563, Register's Office for Davidson County, Tennessee.
5. Transmission Line Easement of record in Book 7309, page 342, Register's Office for Davidson County, Tennessee.
6. Easements as contained in an instrument of record in Book 6504, page 723, Register's Office for Davidson County, Tennessee.
7. Assessments, special assessments, charges and liens, contained in an instrument of record in Book 6504, page 723, Register's Office for Davidson County, Tennessee.
8. Matters shown on the Plan of record in Instrument No. 20090507-0042068, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 718, Register's Office for Davidson County, Tennessee.
10. Agreement of record in Book 7056, page 688, Register's Office for Davidson County, Tennessee.
11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161201-0126190, Register's Office for Davidson County, Tennessee.
12. All matters shown on subdivision plat entitled "A Resubdivision of Lot 1 of Piedmont Subdivision", of record as Instrument No. 200170413- 0036138, Register's Office for Davidson County, Tennessee.
13. That certain Declaration of Drainage Easement of record as Instrument No. 20170427-0041614, Register's Office for Davidson County, Tennessee.
14. That certain Declaration of Temporary Joint Access and Utility Easements of record as Instrument No. 20170427-0041615, Register's Office for Davidson County, Tennessee.