BILL GARRETT, Davidson County
Trans:T20170042595 DEEDWARRSP
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Fees:23.00 Taxes:3330.00
20170518-0049663

SPECIAL WARRANTY DEED

TO: Option Rentals, Inc.,
a Tennessee corporation

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Elysian Fields Shops II, LLC,
a Tennessee limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Option Rentals, Inc. 106 Riva Ridge Hendersonville, TN 37075	Same	Map 133-15, Parcel 143.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $900,000.00

Affiant

Sworn to and subscribed before me, this 19th day of May, 2017.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elysian Fields Shops II, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Option Rentals, Inc.**, a Tennessee corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 3989 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 18th day of May, 2017.

GRANTOR:

Elysian Fields Shops II, LLC,
a Tennessee limited liability company

By: _____
Timothy H. Lehning, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public of said County and State, personally appeared Timothy H. Lehning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Elysian Fields Shops II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee this 18 day of May, 2017.

Traci Sellers
Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being Tract No. I as shown on the Revised Plat of Elysian Plaza, of record in Plat Book 6900, Page 370, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin in the westerly right-of-way margin of Nolensville Pike, also known as U.S. Highway 31-A and U.S. Highway 41-A, approximately 1,177 feet more or less south of the southerly right-of way margin of Elysian Fields Road, and being a corner common to the Welshwood Park Subdivision Section 2, of record in Plat Book 4715, Page 55, Register's Office for Davidson County, Tennessee, and this tract; thence, leaving said westerly margin along the line common to the said Welshwood Park Subdivision and this tract, South 76 degrees 18 minutes 03 seconds West, 150.00 feet to a point; thence, South 71 degrees 38 minutes 34 seconds West, 68.00 feet to a point; thence, North 20 degrees 52 minutes 49 seconds West, 168.00 feet to an iron pin, set this survey; thence, North 49 degrees 58 minutes 12 seconds East, 19.05 feet to an iron pin, set this survey; thence, North 68 degrees 19 minutes 27 seconds East, 183.61 feet to an iron pin, set this survey, in the westerly right-of-way margin of the said Nolensville Pike; thence, with said westerly margin, and beginning the first curve to the right, 148.94 feet to a point in a concrete access ramp; said first curve to the right has a delta angle of 4 degrees 18 minutes 58 seconds, a radius of 1,977.14 feet and a tangent of 74.50 feet; thence, continuing along said westerly right-of-way margin and beginning a second curve to the right, 50.26 feet to the point of beginning, containing 38,735 square feet or 0.89 acres more or less; said second curve to the right has a delta angle of 0 degrees 53 minutes 04 seconds, a radius of 3,255.80 feet and a tangent of 25.13 feet.

Being the same property conveyed to ELYSIAN FIELDS SHOPS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TECK INVESTMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20080922-0096125, dated September 17, 2008, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 6900, page 370, said Register's Office.

3. Deed of conveyance of record in Book 7295, Page 982, said Register's Office.

4. Easement granted Southern Bell Telephone & Telegraph Company by grants from A.P. Mays and wife, of record in Book 1298, Page 488, said Register's Office.

5. Declaration of Reciprocal Easements and Restrictions, of record in Book 6129, Page 163, said Register's Office.

6. Agreement to execute a reciprocal easement agreement set forth in deed from F. Compton Wallace et al., to Michael H. Clark, of record in Book 6128, Page 961, said Register's Office.

7. Unrecorded Overhead Line Easement Agreement dated November 14, 1985, granting the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, use for electrical power transmission lines.

8. Subject to the terms and conditions of an unrecorded lease agreement by and between Teck Investments Partnership, a Tennessee partnership, the successor-in-interest to Teck Investments Limited Partnership, a Tennessee limited partnership, as Landlord, and Blockbuster of Tennessee, Ltd., a Tennessee limited liability company, as Tenant, dated May 30, 1989, modified by Modification of Lease Agreement dated September 8, 1989, and First Amendment to Lease Agreement dated September 14, 1998, and Second Amendment to Lease dated June, 2008.

9. Subject to the terms and conditions of an unrecorded Sublease Agreement dated October 18, 1999 in favor of Payless Shoe Source, Inc., a Missouri corporation, as Tenant. (Said Sublease Agreement is subject to amendment to extend the term thereof to a date co-terminus with the Blockbuster Lease.)