ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Glenrose Avenue Investors, LLC, PO Box 150262 Nashville, Tennessee 37215	106-13-0-216.00 119-01-0-021.00 119-01-0-022.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 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 which are hereby acknowledged, **DAYTON PROPERTY ONE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **GLENROSE AVENUE INVESTORS, LLC**, a Tennessee limited liability company and its successors and assigns (the "Grantee"), an undivided two-third (2/3) interest, in and to certain real property in Davidson County, Tennessee, more particularly described as Lot 1 on **Exhibit A** 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 those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[*Signature Page Follows*]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,500,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2017.

Jean P. Shearer
Notary Public
My Commission Expires: 5-3-21

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170045026 DEEDWARRSP
Recvd: 05/26/17 11:18 5 pgs
Fees:28.00 Taxes:49950.00
20170526-0052675

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of May, 2017.

DAYTON PROPERTY ONE, LLC,
a Tennessee limited liability company

By: DesignWorks Real Estate Holdings, LLC,
a Tennessee limited liability company,
its sole member

By: _____
S. Joseph Moore, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, S. Joseph Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of DesignWorks Real Estate Holdings, LLC, a Tennessee limited liability company, the sole member of Dayton Property One, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 25th day of May, 2017.

Brooke Baird
Notary Public

My Commission Expires:

Jan. 8, 2019

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

EXHIBIT A

Lot 1, as shown on the map entitled Consolidation Plat of Parcel 216, Map 103-13 and Parcels 12-22, Map 119-1, of record as Instrument No. 20170403-0032023, 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 DESIGNWORKS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from F & S INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP of record as Instrument No. 20151216-0126646, dated December 15, 2015, said Register's Office. DESIGNWORKS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY has since conveyed its interest in said property to DAYTON PROPERTY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20161215-0131808, dated December 15, 2016, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 106-13-0-216.00, 119-01-0-021.00, 119-01-0-022.00.

2. Matters shown on the Plan of record as Instrument No. 20170403-0032023, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170130-0009822, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4211, Page 258, Book 4159, Page 140, and in Book 4159, Page 143, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132474, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071109-0132495, said Register's Office.

7. Grant of Overhead Line Easement of record in Book 8335, Page 854, said Register's Office.

8. Subject to a street closing and any easement(s) retained in Bill No. 66-851, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

9. Matters shown on the plat of survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc. dated April 20, 2017, and designated as Job No. 16056-ALT MHC.

10. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Designworks Investments, LLC, a Tennessee limited liability company to Vanderbilt University Medical Center, a Tennessee non-profit corporation, of record in Instrument No. 20161206-0127896, said Register's Office.

11. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained Lease dated April 30, 2015, as amended by First Amendment to Lease dated March 1, 2016, whereby and Paddywax, LLC, a Delaware limited liability company, as Tenant leased those certain premises consisting of approximately 51,984 square feet of space at the Property, and that certain Lease dated December 15, 2015, whereby Paddywax, LLC leased those certain premises consisting of approximately 48,016 square feet of space at the Property, both of which leases were amended by that certain Omnibus Amendment to Leases dated as of December 15, 2016, all of which was consolidated, amended and restated by that certain Consolidated, Amended and Restated Lease dated June 1, 2017, by and between Foster Logistics Center, LLC, a Tennessee limited liability company and Glenrose Avenue Investors, LLC, a Tennessee limited liability company, as Landlord, and Paddywax, LLC, a Delaware limited liability company, as Tenant (the "Paddywax Lease").

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170130-0009822, said Register's Office.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170329-0030453, said Register's Office.