THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170047962 DEEDWARRSP
Recvd: 06/06/17 10:58 6 pgs
Fees:33.00 Taxes:2372.63
20170606-0056427

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
William S. Carman, Jr. 609 Pearre Springs Way Franklin, TN 37064	P.O. Box 150262 Nashville, TN 37215	106-13-0-216.00 119-01-0-021.00 119-01-0-022.00

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 considerations, the receipt of which is hereby acknowledged, **Glenrose Avenue Investors, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **William S. Carman, Jr.** ("Grantee"), a 3.16667% undivided right, title and interest as a tenant in common in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

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 as of the 26th day of May, 2017.

GRANTOR

Glenrose Avenue Investors, LLC

By: _____

C. Palmer Pillans, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, Secretary, 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 Secretary of Glenrose Avenue Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of Glenrose Avenue Investors, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of May, 2017.

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

_____

Notary Public

My commission expires: 5-3-21

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $641,250.65.

Affiant

Subscribed and sworn to before me,
this 25th day of May, 2017.

Notary Public
My Commission Expires: 5-3-21

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

Exhibit "A"

Real Property Description

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 Glenrose Avenue Investors, LLC, a Tennessee limited liability company, by deed from Dayton Property One, LLC, a Tennessee limited liability company, of record as Instrument No. 20170526-0052675, dated May 25, 2017, 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 as of 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.