This Instrument Prepared By:
Tommy Gossett, Esq.
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20170057977 DEEDWARRSP
Recvd: 07/07/17 09:42 5 pgs
Fees:28.00 Taxes:17760.00
20170707-0068296

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
WVF Dabbs, LLC 1104 Safety Harbor Cove Old Hickory, TN 37138 Attn: William L. Vallett, Jr.	Same	107-01-0-004.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, 1809 DABBS AVENUE, LLC, a South Carolina limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto WVF DABBS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1809 Dabbs Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances, estates, titles, interests and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, and that the same is unencumbered, except for the matters set forth on Exhibit B (the "Permitted Encumbrances").

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 3rd day of July, 2017.

1809 DABBS AVENUE, LLC,
a South Carolina limited liability company

By: _____
Name: Raymond "Rock" Dangerfield
Title: Manager

STATE OF South Carolina

COUNTY OF Charleston

Personally appeared before me, Tracy A. Galanda, a Notary Public in and for said County and State, Raymond Dangerfield 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 manager of 1809 DABBS AVENUE, LLC, a South Carolina limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 3 day of July, 2017.

Tracy A. Galanda
NOTARY PUBLIC

My Commission Expires:

July 11, 2017

TRACY A. GALANDA
NOTARY PUBLIC
SOUTH CAROLINA
COMM. EXP. JULY 11, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

January 6, 2020

NIKKOLE D JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2020

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod at the intersection of the northerly right-of-way line of Interstate 40 and the westerly right-of-way line of Dabbs Avenue, width varies;

Thence leaving the westerly right-of-way line of Dabbs Avenue with the northerly right-of-way line of Interstate 40, South 67 degrees 42 min 36 sec West, 72.65 feet to an iron rod set;

Thence South 78 degrees 42 min 33 sec West, 345.79 feet to an iron rod set;

Thence North 11 degrees 07 min 53 sec West, 20.00 feet to an iron rod set;

Thence South 78 deg 55 min 18 sec West, 874.25 feet to an existing iron rod, at a corner common with Lot 1 of the Resubdivision of Lot 25, Revision Section 36 & Revision Section 19, Metropolitan Industrial Park, as of record in Instrument Number 20010409-0034499, at the Register's Office for Davidson County, Tennessee, also being the property of Donald Keith Hall, as of record in Instrument Number 20030304-0028409, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly property line of said Lot 1, North 17 degrees 03 min 41 sec West, 143.13 feet to an existing pk nail;

Thence with the southerly property line of said Lot 1, North 81 degrees 54 min 12 sec East, 164.69 feet to an existing iron rod, at a corner common with Lot 1 of the Metropolitan Industrial Park, Section One, as of record in Plat Book 3842, Page 91, at the Register's Office for Davidson County, Tennessee, also being the property of Richard Investors, Inc., as of record in Instrument Number 20050919-0112160, at the Register of Deeds Office for Rutherford County, Tennessee;

Thence with the southerly property line of said Lot 1, North 82 degrees 07 min 14 sec East, 698.48 feet to an iron rod set;

Thence with the easterly property line of said Lot 1, North 03 degrees 24 min 18 sec West, 275.39 feet to an existing iron rod;

Thence with the southerly property line of said Lot 1, North 80 degrees 58 min 18 sec East, 170.48 feet to an existing iron rod in the westerly right-of-way line of Dabbs Avenue;

Thence with the westerly right-of-way line of Dabbs Avenue, South 44 degrees 00 min 47 sec East, 436.55 feet to the POINT OF BEGINNING.

Containing 221,886 square feet or 5.093 acres more or less. Described according to the ALTA/NSPS Land Title Survey, dated May 18, 2017, Tax map 107-01, Parcel 4, prepared by R. Scot Cherry, (TN Reg. Land Surveyor No. 1512), Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20121220-0117634, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

Taxes for the year 2017, a lien, not yet due and payable

Lease by and between James E. Gleaves, Lessor, and National Advertising Company, Lessee, dated April 26, 1963, of record in Book 3835, Page 882, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

Lease by and between James E. Gleaves, Lessor, and National Advertising Company, Lessee, dated September 22, 1969 of record in Book 4375, Page 150; Book 4375, Page 152; and in Book 4375, Page 156, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

Lease by and between James E. Gleaves, Lessor, and National Advertising Company, Lessee, dated May 5, 1986, of record in Book 6876, Page 430 and in Book 6876, Page 432, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

Renewal Lease by and between James E. Gleaves, Lessor, and National Advertising Company, Lessee, dated April 17, 1991, of record in Book 8368, Page 415, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

Grant of Easement of record in Instrument No. 20060612-0069415, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060615-0071471, in the Register's Office for Davidson County, Tennessee.

Property Modifications of record in Instrument No. 20081112-0112005, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081124-0114777, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20081124-0114819, in the Register's Office for Davidson County, Tennessee.

Lack of direct access to Interstate I-40, a limited access highway.