3rd

BILL GARRETT, Davidson County
Trans:T20170065007 DEEDWARRSP
Recvd: 07/28/17 14:13 8 pgs
Fees:43.00 Taxes:184075.00
20170728-0076821

This Instrument Prepared By:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
211 Commerce, Suite 800
Baker Donelson Center
Nashville, Tennessee 37201

Upon Recording Return To:

Steadfast Discovery, LLC
18100 Von Karman, Suite 500
Irvine, CA 92612
Attn: Ana Marie del Rio, Esq.

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Steadfast Discovery, LLC 18100 Von Karman, Suite 500 Irvine, CA 92612 Attn: Ana Marie del Rio, Esq.	Steadfast Discovery, LLC 18100 Von Karman, Suite 500 Irvine, CA 92612 Attn: Ana Marie del Rio, Esq.
Map & Parcel No.: 16400030000	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MRP MOUNTAIN VIEW, LP**, a Virginia limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **STEADFAST DISCOVERY, LLC**, a Delaware limited liability company ("Grantee"), their heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 5000 Mountain Springs Drive, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances 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 and that it has good right to sell and convey the same.

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 matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of July, 2017.

MRP MOUNTAIN VIEW, LP,
a Virginia limited partnership

By: MRP Mountain View GP, LLC,
a Virginia limited liability company,
Its: General Partner

By: McCann Realty Partners, LLC,
a Virginia limited liability company,
Its: Sole Member

By: _____
Name: D. Fleet Wallace
Title: Manager

THE COMMONWEALTH OF VIRGINIA §
COUNTY OF HENRICO §

This instrument was acknowledged before me on the 25th day of July, 2017, by D. Fleet Wallace, Manager of McCann Realty Partners, LLC, a Virginia limited liability company, the Sole Member of MRP Mountain View GP, LLC, a Virginia limited liability company, General Partner of MRP Mountain View, LP, a Virginia limited partnership, on behalf of and as the act and deed of said limited liability companies and limited partnership.

[SEAL]

Dianne C. Dementi
Commonwealth of Virginia
Notary Public
Commission No. 159764
My Commission Expires 11/30/2020

_____
Notary Public in and for the
Commonwealth of Virginia

THE COMMONWEALTH OF VIRGINIA §
COUNTY OF HENRICO §

The actual consideration for this transaction is $49,750,000.00.

D. Fleet Wallace

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

Dianne C. Dementi
Commonwealth of Virginia
Notary Public
Commission No. 159764
My Commission Expires 11/30/2020

Dianne C. Dementi
NOTARY PUBLIC IN AND FOR THE
COMMONWEALTH OF VIRGINIA

My Commission Expires:
11/30/2020

EXHIBIT "A"

LEGAL DESCRIPTION

LAND SITUATED IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SAME PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 299, DEED BOOK 4713, PAGE 303, DEED BOOK 4699, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SAID PROPERTY NOW KNOWN AS THE BELZ/BECKER-LEWIS-SHLENKER PROPERTIES, A JOINT VENTURE, OF RECORD IN DEED BOOK 6550, PAGE 837, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (OLD) LYING IN THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO ROAD, THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT, SAID MONUMENT LYING 1,113.8 FEET FROM THE CENTERLINE INTERSECTION OF SAID MURFREESBORO ROAD AND HOBSON PIKE;

THENCE, LEAVING SAID RIGHT OF WAY AND ALONG NEW SEVERANCE LINES OF BELZ/BECKER-LEWIS-SCHLENKER PROPERTIES THE FOLLOWING TWELVE (12) CALLS:

THENCE, SOUTH 41° 53' 19" WEST, A DISTANCE OF 2075.55 FEET TO AN IRON PIN SET;
THENCE, SOUTH 47° 48' 00" WEST, A DISTANCE OF 328.90 FEET TO AN IRON PIN SET;
THENCE, NORTH 23° 31' 16" WEST, A DISTANCE OF 1160.40 FEET TO AN IRON PIN SET;
THENCE, NORTH 40° 44' 55" EAST, A DISTANCE OF 276.1 FEET TO AN IRON PIN SET;
THENCE, SOUTH 83° 02' 00" EAST, A DISTANCE OF 468.78 FEET TO AN IRON PIN SET;
THENCE, NORTH 86° 50' 08" EAST, A DISTANCE OF 667.89 FEET TO AN IRON PIN SET;
THENCE, NORTH 42° 22' 07"" EAST, A DISTANCE OF 518.06 FEET TO AN IRON PIN SET;
THENCE, NORTH 66° 05' 35" EAST, A DISTANCE OF 19.03 FEET TO AN IRON PIN SET;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF
13° 05' 38", AN ARC LENGTH OF 45.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72° 38' 23" EAST, A DISTANCE OF 45.61 FEET TO AN IRON PIN SET;

THENCE, NORTH 79° 11' 12" EAST A DISTANCE OF 87.01 FEET TO THE TERMINUS OF THE PROPOSED MOUNTAIN SPRINGS DRIVE;
THENCE, ALONG THE'EASTERLY R.O.W. OF MOUNTAIN SPRINGS DRIVE THE NEXT FIVE (5) COURSES AND DISTANCES;

THENCE, SOUTH 08° 20' 40" EAST A DISTANCE OF 27.74 FEET TO AN IRON PIN (SET);
THENCE, NORTH 81° 37' 36" EAST A DISTANCE OF 27.93 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 31° 40' 59", AN ARC LENGTH OF 182.48 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65° 49' 20" EAST A DISTANCE OF 180.16 FEET TO AN IRON PIN SET;

THENCE, NORTH 49° 58' 50" EAST A DISTANCE OF 69.36 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 38' 31", AN ARC LENGTH OF 39.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 08' 16" EAST A DISTANCE OF 35.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,194,569 SQUARE FEET OR 27.42 ACRES, MORE OR LESS.

SAID LANDS MAY ALSO BE DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND IN THE RIGHT-OF-WAY OF MURFREESBORO PIKE ROAD, BEING AT THE NORTHEAST CORNER OF THE REMAINDER OF BELZ-MCDONALD PROPERTIES, DEED BOOK 4713, PAGE 303; RUNS THENCE WITH THE REMAINDER OF BELZ-MCDONALD PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 303, DEED BOOK 4713, PAGE 299, AND DEED BOOK 4699, PAGE 101, AS FOLLOWS:

SOUTH 41 DEGREES 51 MINUTES 00 SECONDS WEST, 2075.65 FEET TO A ½-INCH REBAR WITH CAP FOUND;
SOUTH 47 DEGREES 48 MINUTES 00 SECONDS WEST, 328.90 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 23 DEGREES 31 MINUTES 16 SECONDS WEST, 1160.40 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 40 DEGREES 44 MINUTES 55 SECONDS EAST, 276.71 FEET TO A ½-INCH REBAR WITH CAP FOUND;
SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST, 468.78 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 86 DEGREES 50 MINUTES 08 SECONDS EAST, 667.89 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 42 DEGREES 22 MINUTES 07 SECONDS EAST, 518.06 FEET TO A ½-INCH REBAR WITH CAP FOUND;
NORTH 66 DEGREES 05 MINUTES 35 SECONDS EAST, 19.03 FEET;
ALONG A CURVE TO THE RIGHT 45.71 FEET, HAVING A RADIUS OF 200.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 38 MINUTES 23 SECONDS EAST, 45.61 FEET;

NORTH 79 DEGREES 11 MINUTES 12 SECONDS EAST, 87.01 FEET TO THE END OF MOUNTAIN SPRINGS ROAD; THENCE SOUTH 08 DEGREES 20 MINUTES 40 SECONDS EAST, 27.74 FEET TO THE SOUTH RIGHT-OF-WAY OF THE ROAD THENCE WITH THE RIGHT-OF-WAY AS FOLLOWS:
NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 27.93 FEET;
ALONG A CURVE TO THE LEFT 182.48 FEET, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 49 MINUTES 20 SECONDS EAST, 180.16 FEET;
NORTH 49 DEGREES 58 MINUTES 50 SECONDS EAST, 69.36 FEET;
ALONG A CURVE TO THE RIGHT 37.65 FEET, HAVING A RADIUS OF 25.00 FEET, AND BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 41 MINUTES 19 SECONDS EAST, 34.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.39 ACRES, MORE OR LESS, AS SURVEYED BY THOMAS A. YOUNG, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2265, OF L. I. SMITH & ASSOCIATES, 302 NORTH CALDWELL STREET, PARIS, TN 38242. BEARINGS ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.

TOGETHER WITH THE RIGHTS AND BENEFITS CONTAINED IN THE MONUMENT SIGN EASEMENT TO CONTINENTAL 193 FUND LLC OF RECORD IN INSTRUMENT NO. 200704230048126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CROSS ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230048123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MRP Mountain View, LP, a Virginia limited partnership by Special Warranty Deed from Continental 193 Fund LLC, a Wisconsin limited liability company of record in Instrument No. 20121108-0103306, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Exceptions

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

2. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, In the Register's Office for Davidson County, Tennessee.

3. Perpetual easement for construction and maintenance of transmission lines granted to the United States of America by deed of record in Book 4417, page 692, in the Register's Office for Davidson County, Tennessee.

4. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, in the Register's Office for Davidson County, Tennessee.

5. Grant of Transmission Line Easement to the United States of America of record in Book 4425, page 582, In the Register's Office for Davidson County, Tennessee; as modified by that certain Declaration of Abandonment of record in Instrument No. 201107050050916, in said Register's Office, and as shown on the Survey.

6. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200702160019976, in the Register's Office for Davidson County, Tennessee.

8. Cross Access Easement Agreement of record in Instrument No. 200704230048123, in the Register's Office for Davidson County, Tennessee.

9. Monument Sign Easement of record in Instrument No. 200704230048125, in the Register's Office for Davidson County, Tennessee.

10. Terms and conditions contained in Monument Sign Easement of record in Instrument No. 200704230048126, in the Register's Office for Davidson County, Tennessee.

11. Commercial Sign Easement of record in Instrument No. 200704230048127, in the Register's Office for Davidson County, Tennessee.

12. Stormwater Detention Agreement of record in Instrument No. 200706150071683, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200706150071705, in the Register's Office for Davidson County, Tennessee.

14. Conveyance of Easement of record in Instrument No. 200810140103420, in the Register's Office for Davidson County, Tennessee.

15. Grant of Easement of record in Instrument No. 20130726-0077480, in the Register's Office for Davidson County, Tennessee.

16. Any matters affecting the Property which would be disclosed by a physical inspection of the Property and/or an accurate survey of the Property.

17. Rights of tenants, as tenants only, under prior unrecorded residential leases.