SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 07/28/17 16:01 7 pgs
Fees:38.00 Taxes:49210.00
20170728-0076946

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transaction is $13,300,000.00.

Claire Beebe
Affiant

Subscribed and sworn to before me, this the 28th day of July, 2017.

Elizabeth Puckett
Notary Public

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Forstone Sidco LLC c/o Forstone Capital 19 Old Kings Hwy South Darien, CT 06820	Same as new owner	118-160-016.00

FOR AND IN CONSIDERATION of the sum of Thirteen Million, Three Hundred Thousand and No/100 Dollars ($13,300,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2967 SIDCO DRIVE HOLDINGS LLC**, a Delaware limited liability company (the "Grantor"), hereby bargains and sells and does hereby transfer and convey unto **FORSTONE SIDCO LLC**, a Delaware limited liability company (the "Grantee"), and its successors and assigns, that certain lot, tract, or parcel of land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property").

THIS IS improved property known as 2967-2977 Sidco Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property with all the improvements thereon and the appurtenances, hereditaments, estate, title and interest thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, Grantee's successors and assigns, against the lawful claim of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

This conveyance is made subject to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

[end of page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date set forth in the notarial certificate below, effective as of the 28th day of July, 2017.

2967 SIDCO DRIVE HOLDINGS LLC, a Delaware limited liability company

By: _____
Print Name: Brian C. Adams
Title: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Brian Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of **2967 SIDCO DRIVE HOLDINGS LLC**, a Delaware limited liability company, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 17th day of July, 2017.

_____
Notary Public

My Commission Expires: 5/5/20

CHER SCHOEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:
LAND, in Davidson County, Tennessee, being Lots 31, 32, 33 and 34, Sidco, Section II, Suburban Industrial Development Company, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2967 Sidco Drive Holdings LLC, a Delaware limited liability company, from Sidco Partners, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 201503200024208, in the Register's Office for Davidson County, Tennessee.

TRACT 2:
Together with the following exclusive easement for parking, which is more particularly described in the Easement Agreement dated March 4, 2015 by and between H. G. Hill Realty Company, LLC and 2967 Sidco Drive Holdings LLC; of record in Instrument No. 20150320-0024209 of the Register's Office of Davidson County, Tennessee:

> Land lying in Davidson County, Tennessee, being part of Parcel 77, Map 118-16, conveyed to H. G. Hill Realty Company, as of record in Deed Book 6513, page 80, of the Davidson County Register's Office, and being more particularly described as follows:
> Commencing at an existing iron rod on the westerly right-of-way line of Sidco Drive being a corner common with said H. G. Hill Realty Company;
> Thence leaving the westerly right-of-way line of Sidco Drive with the northerly property line of said H. G. Hill Realty Company, North 61 deg. 54 min. 20 sec. West, 137.02 feet to an existing iron rod;
> Thence along a curve to the right with an arc length of 47.94 feet, the radius of which is 478.34 feet, the chord of which is North 59 deg. 02 min. 03 sec. West, 47.92 feet to the point of beginning;
> Thence with an easement line through the property of said H.G. Hill Realty Company, South 88 deg. 04 min. 49 sec. West, 30.14 feet to a point;
> Thence along a curve to the right with an arc length of 364.25 feet, the radius of which is 496.56 feet, the central angle of which is 42 deg. 01 min. 46 sec. the chord of which is North 32 deg. 19 min. 29 sec. West, 356.14 feet to a point on the southerly property line of 2950 Kraft Drive, LLC, as of record in Deed Book 11090, page 213, at said Register's Office;
> Thence with the southerly property line of 2950 Kraft Drive, LLC, South 84 deg. 05 min. 17 sec. East, 19.21 feet to an existing pk nail on the westerly property line of said Sidco Partners, LLC;
> Thence with the westerly property line of said Sidco Partners, LLC, along a curve to the left with an arc length of 368.77 feet, the radius of which is 478.34 feet, the central angle of which is 44 deg. 10 min. 18 sec., the chord of which is South 34 deg. 04 min. 38 sec. East, 359.71 feet to the point of beginning, containing 6,674 square feet (0.15 acres more or less).

EXHIBIT "B"

EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Rights of tenants in possession of the property under unrecorded leases, without purchase options or rights of refusal to purchase.

3. Matters as shown on the survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated May 30, 2017, last revised July 17, 2017, Job No. 17088.

4. All matters as shown on that certain plat of record in Plat Book 2331, Page 93, in the Register's Office of Davidson County, Tennessee.

5. Rights reserved in Book 2152, page 347, in the Register's Office for Davidson County, Tennessee.

6. Easement to the City of Nashville of record in Book 2244, page 611 and Book 3434, page 174, in the Register's Office for Davidson County, Tennessee.

7. Right of Way Easement of record in Book 2293, page 555, in the Register's Office for Davidson County, Tennessee.

8. Perpetual Water and Sewage Line Easements of record in Book 2486, page 314, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of Property Modification of record in Instrument No. 200901300008172, in the Register's Office for Davidson County, Tennessee.

10. Terms and provisions of Memorandum of Lease by and between Sidco Partners, LLC, a Tennessee limited liability company and Nashville Veterinary Specialists, PLLC, of record in Instrument No. 201007220057548, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions set forth in Easement Agreement of record in Instrument No. 201503200024209, in the Register's Office for Davidson County, Tennessee.

12. Easement for Railroad Track and Utility Easement of record in Book 2293, page 573, in the Register's Office for Davidson County, Tennessee. (Tract 2 only.)

13. Easement to the City of Nashville of record in Book 3434, page 174, in the Register's Office for Davidson County, Tennessee. (Tract 2 only.)

14. Water Main Easement of record in Book 6513, page 80, in the Register's Office for Davidson County, Tennessee. (Tract 2 only.)

15. Stormwater Detention Agreement of record in Book 11166, page 70, Book 11767, page 713 and Instrument No. 200104160036590, in the Register's Office for Davidson County, Tennessee. (Tract 2 only.)

16. Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement executed by 2967 Sidco Drive Holdings LLC to James David Kious, Trustee for the benefit of Rialto Mortgage Finance, LLC, of record in Instrument No. 201503200024210; as assigned by Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement of record in Instrument No. 201507070065482; as further assigned by Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement of record in Instrument No. 201507070065485; and further assigned by Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement of record in Instrument No. 201507070065488, in the Register's Office of Davidson County, Tennessee. Also affected by Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 201503200024213, in said Register's Office.

17. Assignment of Leases and Rents between 2967 Sidco Drive Holdings LLC, as Assignor, and Rialto Mortgage Finance, LLC, as Assignee, of record in Instrument No. 201503200024211; as assigned by Assignment of Lease and Rents of record in Instrument No. 201507070065483; as further assigned by Assignment of Lease and Rents of record in Instrument No. 201507070065486; and further assigned by Assignment of Lease and Rents of record in Instrument No. 201507070065489, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

