THIS INSTRUMENT WAS PREPARED BY:
Dudley M. West
WHITE & REASOR, PLC
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARRSP
Recvd: 07/31/17 14:43 7 pgs
Fees:38.00 Taxes:7030.00
20170731-0077499

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
Donelson Station LLC P.O. Box 150204 Nashville, TN 37215 Attn: Derek B. Lisle	New Owner	Parcel ID 096010045.00 Parcel ID 096010044.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of July, 2017.

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
01/08/2019
My Commission Expires 01/08/2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rinaldo Group, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Donelson Station LLC ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

This is real property located at 2703 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to

convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B", attached hereto and incorporated herein by this reference.

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 31st day of July, 2017.

GRANTOR:

RINALDO GROUP, L.P., a Tennessee limited partnership

By: _____
R. Craig Laine
Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, R. Craig Laine, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is General Partner of Rinaldo Group, L.P., a Tennessee limited partnership, being authorized to execute the foregoing instrument on behalf of the limited partnership.

Witness my hand, at office this 26th day of July, 2017.

_____
Notary Public

My commission expires:
01/08/2019

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 01/08/2019

EXHIBIT A

LEGAL DESCRIPTION

Parcel 096010044.00

LAND in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, March 31, 1941, as follows:

Tract No. 1: BEGINNING at a point in the easterly right-of-way line of the Tennessee Central Railroad, at the corner of Tracts 1 and 3 on said survey; thence with the said railroad right-of-way North 43 deg. 25 min. West 360 feet to a point in the Southerly margin of the right-of-way of Lebanon Road; thence with said Lebanon Road right-of-way South 79 deg. East 154 feet, North 20 feet, and South 76 deg. 30 min. East 99 feet to the Northwest corner of the Rinaldo Property; thence along Rinaldo's Westerly line and the Westerly line of Tract 3 shown on said survey South 229 feet to the beginning and containing 0.645 acres.

Tract No. 2: BEGINNING at a point in the Easterly right-of-way line of the Tennessee Central Railroad, at the Southwest corner of a tract of 2.32 acres conveyed to Davidson County by Deed of record in Book 1199, Page 296, Registers' Office for said county; thence along the said railroad right-of-way North 46 deg. West 218.4 feet to a point in South line of Tract 3; thence along the South line of Tract 3 and the South line of the Rinaldo Tract South 84 deg. East 165 feet to a post in the Northwest corner of the Davidson County Property; thence with the West line of County property South 3 deg. West 135 feet to the beginning, containing 0.254 acres.

Tract No. 3: BEING a 15-foot strip connecting Tracts 1 and 2 above described and described as follows: Beginning at a point in the Easterly right-of-way line of the Tennessee Central Railroad at the corner of Tract 2; thence with said railroad right-of-way North 43 deg. 25 min. West 142.7 feet to the corner of Tract 1; thence with the Easterly line of Tract 1 North 22.4 feet to the Southwest corner of the Rinaldo property; thence with Rinaldo's line South 43 deg. 25 feet East 176 feet to a point in the North line of Tract 2; thence with the line of Tract 2 North 84 deg. West 22.4 feet to the beginning, containing 0.055 acres.

BEING the same property conveyed to Rinaldo Group, L.P., a Tennessee limited partnership by deed from Harry Rychen Fuqua, recorded as Instrument No. 20051027-0129969, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly excluded is that property conveyed to REGIONAL TRANSPORTATION AUTHORITY (RTA) by instrument recorded as Instrument No. 20040729-0090679, said Register's Office.

Parcel 096010045.00

A tract of land, being the remainder of the H. O. Rinaldo property situated in the 3rd Civil District of Davidson County, Tennessee, and recorded in Deed Book 447, Pages 389 and 390, Register's Office, Davidson County, Tennessee, and described according to a survey made by John D. McCormick, Surveyor, dated July 10, 1982, as follows:

Beginning at an existing highway monument on the northerly margin of U.S. Highway No. 70 (SR-24), said point being fifty feet from the centerline of said highway and being on the westerly margin and 15 feet south of the northwesterly corner of the Ned Feldman Property recorded in Deed Book 2290, Page 327; thence along the southerly margin of U.S. Highway No. 70 N 73° 43' W a distance of 97.5 feet to an existing highway monument; thence continuing along U.S. Highway No. 70 along a circular curve to the left with a radius of 2200.01 feet a distance of 151.028 feet to an iron pin, thence S 4° 40' W a distance of 197.5 feet to an iron pin; thence S 43° 09' E a distance of 169.0 feet; thence S 82°29' E a distance of 142.6 feet to a point; thence in a northerly direction 271.5 feet to the point of beginning and containing 1.54 acres, more or less.

BEING the same property conveyed to Rinaldo Group, L.P. by Deed from Mary Cloyd Ligon Laine of record in Book 9665, Page 196, Register Office for Davidson County, Tennessee.

EXHIBIT "B"
TITLE EXCEPTIONS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

5. Any mineral or mineral rights leased, granted or retained by current or prior owners.

6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date of recording of the interest of the Grantee.

7. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.

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

9. Right-of-Way Deed for Highway Purposes of record in Book 4803, page 762, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement, Waters Mains and Appurtenances of record in Book 8531, page 553, Register's Office for Davidson County, Tennessee.

11. Easements as set forth in Warranty Deed of record in Instrument No. 200412220152058, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances of record in Instrument No. 200504010035520, Register's Office for Davidson County, Tennessee.

13. Water Line Easement Agreement of record in Instrument No. 200606010064482, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5593, page 447, Register's Office for Davidson County, Tennessee.

15. That portion of the land embraced within the bounds of any public road or thoroughfare.

16. Rights of parties in possession not shown by the public record.

17. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

