ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
150 Athens Way, LLC Attention: Glyn Dowdle 1311 6th Avenue North Nashville, Tennessee 37208	070-12-0-004.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **150 ATHENS WAY PARTNERSHIP**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **150 ATHENS WAY, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 150 Athens Way, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

BILL GARRETT, Davidson County
Trans:T20170072148 DEEDWARRSP
Recvd: 08/21/17 08:42 4 pgs
Fees:23.00 Taxes:4703.07
20170821-0085385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,271,100.00.

Affiant

Subscribed and sworn to before me this 18 day of August, 2017.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Notary Public
My Commission Expires: 10-7-2019

7/4031501.1

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this __ day of August, 2017.

GRANTOR:

150 ATHENS WAY PARTNERSHIP,
a Tennessee general partnership

By: _____
Name: Warren D. Smith, III
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Tammie Brace-Turnipseed, a Notary Public in and for the State and County aforesaid, personally appeared Warren D. Smith, III, 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 Authorized Representative of 150 Athens Way Partnership, the within named bargainor, a Tennessee general partnership, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 17th day of August, 2017.

TAMMIE BRACE-TURNIPSEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
DECEMBER 07, 2020

Tammie Brace-Turnipseed
Notary Public
My Commission Expires: 12.7.2020

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot No. 8B-1 on the Plan of Second Revision to MetroCenter Tract 8B-1 of record in Plat Book 8250, Page 597, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 150 Athens Way Partnership, a Tennessee general partnership, by Special Warranty Deed from JUSNUTHER LLC, a Tennessee limited liability company of record in Instrument No. 20151106-0113488, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Matters shown on the Plan of record in Book 5190, page 189, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 5225, page 120, said Register's Office.

3. Restrictions contained in the Lease of record in Book 5225, page 112, said Register's Office.

4. Matters shown on the Plan of record in Book 8250, page 597, said Register's Office.

5. Master Deed establishing Lien for Expenses of Administration and of Maintenance and Repairs of Common and Joint Accesses and Easement for 8B, MetroCenter, of record in Book 5332, page 587, said Register's Office, and the By Laws attached thereto, including, but not limited to easements, rights and interests in favor of other lot owners, and all conditions, covenants, restrictions.