Bill Garrett Davidson County
Batch# 3712 DEEDWARRSP
09/22/2017 10:04:50 AM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20170922-0097338

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Hillside Crossing, LLC c/o R Investments RLLP 2563 15th Street, Studio 104 Denver, CO 80211	Same	Map/Parcel 10600010900

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 which are hereby acknowledged, SHRI KRISHNA INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to HILLSIDE CROSSING, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 709 Spence Lane, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19th day of Sept, 2017.

SHRI KRISHNA INVESTMENTS, LLC

By: _____
Name: Sanjay Patel
Title: Chief Member

~~STATE~~ County OF Williamson
~~COUNTY~~ STATE OF Tennessee

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Sanjay P. Patel, 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 Chief Manager of Shri Krishna Investments LLC, a TN LLC, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 19th day of Sept, 2017

_____
Notary Public

My Commission Expires:

_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $8,500,000.00.

Sworn to and subscribed before me this 19 day of September 2017.

Notary Public

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Edward Trabue Property, of record in Book 4350, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shri Krishna Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 200602010012546, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. Matters shown on Plan of record in Plat Book 4350, page 13, Register's Office for Davidson County, Tennessee.