This instrument prepared by:

Woods Oviatt Gilman LLP
700 Crossroads Building
2 State Street
Rochester, NY 14614

When recorded, return to:

First American Title Insurance Company
National Commercial Services
2425 E Camelback Road, Suite 300
Phoenix, AZ 85016
Attention: Kristin Brown
NCS - 860453

Bill Garrett Davidson County
Batch# 8566 DEEDWARRSP
10/04/2017 03:14:30 PM 6 pgs
Fees: $33.00 Taxes: $21,830.00
20171004-0101966

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25 day of September, 2017, by and between **SPIRIT WG BRENTWOOD TN, LLC**, a Delaware limited liability company formerly known as Cole WG Brentwood TN, LLC, whose address is 2727 N. Harwood Street, Suite 300, Dallas, Texas 75201, party of the first part, and **JL BRENTWOOD LLC** a Florida limited liability company, whose address is 981 Hillsboro Mile, Hillsboro Beach, Florida 33062, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, together with all buildings, fixtures, structures and improvements thereon legally described on ***Exhibit A*** attached hereto (collectively the "***Property***"), situated and being in the County of Davidson, State of Tennessee, to wit:

Being the same property conveyed to party of the first part, by Special Warranty Deed recorded in the Office of the Recorder of Davidson County, Tennessee as instrument number 20071019-0124179.

The Property is conveyed subject to subject to all current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Tax Parcel Identification No. 181-196.00; 181-10.00

Municipal Address: 6815 Nolensville Pike, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is the lawful owner in fee of the Property; that it has good right to sell and convey the same; and that the party of the first part will warrant and defend against the same against lawful claims of all persons claiming by, through, or under it, but against none other, subject to the matters above set forth.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS the signature of the party of the first part on the day and year first above written.

SPIRIT WG BRENTWOOD TN, LLC a Delaware limited liability company

By: Spirit SPE Manager, LLC
a Delaware limited liability company
Its: Manager

By: _____
Printed Name: Ken Heimlich
Title: Senior Vice President

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified appeared, appeared Ken Heimlich, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be a Senior Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of Spirit WG Brentwood TN, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company, as Senior Vice President.

WITNESS my hand and seal this 20th day of September, 2017.

_____
NOTARY PUBLIC

My Commission Expires:

_____

CATHY CORCORAN
Notary ID #156544-5
My Commission Expires
December 29, 2019

Send Future Tax Bills to:

JL Brentwood LLC
981 Hillsboro Mile
Hillsboro Beach, Florida 33062

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,900,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

SUBSCRIBED AND SWORN to me this 20th day of September, 2017.

NOTARY PUBLIC

My Commission Expires:

CATHY CORCORAN
Notary ID #155544-5
My Commission Expires
December 29, 2019

EXHIBIT 'A'

LEGAL DESCRIPTION

Property Address: 6815 Nolensville Pike, Brentwood, Tennessee 37027

Tract One:

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by Moran & Associates, Inc., dated July 31, 1985 as follows:

Beginning at an iron pin in the southerly margin of Nolensville Pike (US 41A-31A); thence away from said road South 25 degrees 37 minutes 43 seconds West a distance of 167.42 feet to a point at the end of an existing rock fence; thence continuing along said fence, South 29 degrees 35 minutes 27 seconds West a distance of 32.27 feet; South 38 degrees 18 minutes 09 seconds West a distance of 31.28 feet; South 42 degrees 27 minutes 45 seconds West a distance of 42.33 feet; South 76 degrees 03 minutes 57 seconds West a distance of 21.95 feet; thence North 84 degrees 02 minutes 42 seconds West a distance of 434.5 feet; thence North 83 degrees 39 minutes 00 seconds West a distance of 112.33 feet to an iron pin in the easterly margin of Concord Road (end of rock fence); thence North 42 degrees 24 minutes 38 seconds East along the easterly margin of Concord Road a distance of 217.35 feet to an iron pin; thence continuing along the easterly margin of Concord Road North 40 degrees 21 minutes 47 seconds East a distance of 356.45 feet to an iron pin; thence around a curve to the right at an intersection of Nolensville Road, having a radius of 25 feet, a distance of 39.61 feet to an iron pin in the southerly margin of Nolensville Road; and thence South 48 degrees 52 minutes 00 seconds East along the southerly margin of Nolensville Road a distance of 383.35 feet to an iron pin, same being the point of beginning, and containing 4.48 acres, more or less.

Tract Two:

Land in the 5th Civil District of Davidson County, described as follow:

Beginning ion an iron pin in the west margin of Nolensville Road (US Hwy 41A-31A), located approximately 408.35 feet east of Concord Road; thence leaving the highway R.O.W. South 25 degrees 37 minutes 45 seconds West 167.42 feet to a point; thence South 29 degrees 35 minutes 30 seconds West 32.27 feet to a point; thence South 38 degrees 18 minutes 10 seconds West 31.28 feet to a point; thence South 42 degrees 27 minutes 45 seconds West 42.33 feet to a point; thence North 76 degrees 03 minutes 55 seconds West 21.45 feet to a point; thence North 84 degrees 05 minutes 15 seconds West 435.08 feet to an existing iron pin by a rock fence; thence South 13 degrees 32 minutes 44 seconds West 114.55 feet to an iron pin on the north bank of Mill Creek; thence continuing with the same line an additional 50.00 feet to a point in the centerline of Mill Creek; thence with the centerline of said creek the next several calls, North 58 degrees 36 minutes East 153.00 feet to a point; thence South 88 degrees 46 minutes East 200 feet to a point; thence South 78 degrees 44 minutes East 113.01 feet to a point; thence South 68 degrees 29 minutes 20 seconds East 113.73 feet to a point; thence leaving the creek, North 51 degrees 35 minutes 52 seconds East 50.00 feet to an iron pin on the north bank of said creek and continuing with the same line an additional 260.61 feet to an iron pin on the south margin of Nolensville Road (US Hwy 41A – 31A); thence with the south margin of said highway, North 48 degrees 52 minutes West 240.00 feet to an iron pin, the point of beginning and containing 2.05 acres, more or less.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019