This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Bill Garrett Davidson County
Batch# 18886 DEEDWARRSP
10/27/2017 10:06:10 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20171027-0110292

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
L4 Partners LLC 4212 Brush Hill Road Nashville, TN 37216	L4 Partners LLC 4212 Brush Hill Road Nashville, TN 37216	Parcel No. 043-00-0-273.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CRIPPLE TURKEY, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **L4 PARTNERS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of October, 2017.

GRANTOR:

CRIPPLE TURKEY, LLC,
a Tennessee limited liability company

By: H Douglas Hardcastle
Name: H. Douglas Hardcastle
Its: Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, H. Douglas Hardcastle, the Manager of Cripple Turkey, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Cripple Turkey, LLC, a Tennessee limited liability company, as such Manager.

Witness my hand and official seal this 26th day of October, 2017.

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

My Commission Expires:

5-25-20

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 26th day of October, 2017.

NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

My Commission Expires: 5-25-20

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plat of Resubdivision, Lot 2, Myatt Business Center, of record as Instrument No. 20050701-0076197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to CRIPPLE TURKEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RAO INVESTMENT GROUP, L.P. AND D&R ODOM INVESTMENT GROUP, L.P., of record as Instrument No. 20050701-0075776, dated June 30, 2005, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record as Instrument 20050701-0076197 in the Register's Office for Davidson County, Tennessee.

3. Underground Sewer Line Easement and Maintenance Agreement of record as Instrument No. 20120227-0016523, said Register's Office.

4. Declaration for Detention Pond Maintenance of record as Instrument No. 20040820-0100634, said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20040601-0063460, said Register's Office.

6. Flowage Easement granted unto USA of record in Book 2279, page 1, said Register's Office.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20081105-0110138, said Register's Office.

8. Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20081105-0110177, said Register's Office.

9. Easement for the flow of the water of Cumberland River and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

12. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.