(1)

THIS INSTRUMENT PREPARED BY:

Grantor

Address New Owner(s):
Dilweg Capital, LLC
c/o The Dilweg Companies, LLC
5310 S. Alston Ave., Suite 210
Durham, NC 27713

Send Tax Bills To:
TDC Vantage, LLC
5310 S. Alston Avenue, Ste. 210
Durham, NC 27713

Map & Parcel Nos.:
070160014.00

Bill Garrett Davidson County
Batch# 24367 **DEEDWARRSP**
11/09/2017 11:08:07 AM 3 pgs
Fees: $18.00 Taxes: $3,253.32

20171109-0115472

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 which are hereby acknowledged, **TDC Vantage, LLC**, a Delaware limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Dilweg Capital, LLC**, a North Carolina limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, **16.10046%** undivided interest in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A as shown on the Plan of Metro Center, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63 feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in

the westerly line of Lot No. 5B as shown of the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet. Containing 341,006 square feet or 7.83 acres, more or less.

Being the same property conveyed to Vantage Way LLC, a Maryland limited liability company, by Quitclaim Deed from Atapco Vantage, Inc., a Maryland Corporation, dated June 27, 2006, and recorded on June 29, 2006, of record in instrument No. 20060629-0077944, Register's Office for Davidson County, Tennessee, and being the same property conveyed to TDC Vantage, LLC by Warranty Deed from Vantage Way LLC, dated April 6, 2017, and recorded on April 10, 2017, of record in instrument No. 20170410-0034645, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for: (1) that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 7, 2017 and recorded on April 10, 2017 as Instrument #20170410-0034646 in the Register's Office for Davidson County, Tennessee; (2) that certain Assignment of Leases and Rents dated April 7, 2017 and recorded on April 10, 2017 as Instrument #20170410-0034647 in the Register's Office for Davidson County, Tennessee; (3) applicable zoning and building regulations, (4) all visible easements, restrictions and limitations of record, and (5) 2017 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 7 day of Nov., 2017.

GRANTOR:

TDC Vantage, LLC,
a North Carolina limited liability company

By: TDC Vantage Member, LLC,
a North Carolina limited liability company, its Sole Member

By: Dilweg Capital, LLC,
a North Carolina limited liability company,
its Manager

By: _____
Jeffrey A. Benson, President

State of North Carolina
County of Durham

The actual consideration for this transfer is $879,275.00.

_____
AFFIANT, Jeffrey A. Benson, President

Subscribed and sworn to before me, this 3rd day of Nov., 2017.

Nicole Matthews
NOTARY PUBLIC

My commission expires: 12-6-19

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, and that I have personal knowledge of the identity of the principal and that he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ____
Jeffrey A. Benson
[insert name of person signing]

Date: Nov. 3, 2017

Nicole Matthews
Nicole Matthews, Notary Public
(print name)

(official seal)

NICOLE MATTHEWS
Notary Public
Wake County
NORTH CAROLINA

My commission expires: 12-6-19