Bill Garrett Davidson County
Batch# 29592 DEEDWARR
11/27/2017 10:24:19 AM 5 pgs
Fees: $28.00 Taxes: $54,760.00
20171127-0120446

This Instrument Prepared By:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
McNally Property, LLC 3343 Aspen Grove Drive, Suite 200 Franklin, TN 37067	SAME	Map/Parcel: 13309001400 13310002300 13310003600 13310003700

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COLEMAN PARTNERS, a Tennessee joint venture (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto McNALLY PROPERTY, LLC, a Tennessee limited liability company (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in the 26th Civil District of Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit "B" attached hereto and incorporated by reference. And Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature blocks follow.)

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 17th day of November 2017.

COLEMAN PARTNERS
A Tennessee joint venture

By: Steve H. Horrell
Steve H. Horrell, Partner

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE H. HORRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/herself to be a Partner of COLEMAN PARTNERS, a Tennessee joint venture, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the joint venture by himself as Partner.

WITNESS my hand and official seal on this 17th day of November 2017.

Laura Grider
NOTARY PUBLIC
My Commission expires: 3/3/20

LAURA GRIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $14,800,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of November 2017.

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

NOTARY PUBLIC
My Commission expires: Jan 8, 2019

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF McNALLY DRIVE AT THE NORTHWEST CORNER OF THE WILLA DEAN SAVAGE PROPERTY AS RECORDED IN DEED BOOK 9019, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID MARGIN OF McNALLY DRIVE, WITH THE WEST LINE OF SAID SAVAGE PROPERTY, SOUTH 24 DEGREES 04 MINUTES 42 SECONDS EAST, 272.63 FEET TO AN IRON ROD (OLD), THE SOUTHWEST CORNER OF SAID SAVAGE PROPERTY; THENCE, ALONG THE SOUTH LINE OF SAID SAVAGE PROPERTY, SOUTH 83 DEGREES 34 MINUTES 48 SECONDS EAST, 146.24 FEET TO AN IRON ROD (OLD), THE SOUTH CORNER OF THE SAVAGE PROPERTY, AND IN THE WEST LINE OF THE LeROY NORTON PROPERTY AS RECORDED IN DEED BOOK 6266, PAGE 245, OF SAID REGISTER'S OFFICE; THENCE, ALONG SAID WEST LINE OF NORTON PROPERTY, SOUTH 06 DEGREES 28 MINUTES 18 SECONDS WEST, 335.56 FEET TO AN IRON ROD (OLD) IN THE NORTH LINE OF THE LOUISVILLE-NASHVILLE RAILROAD COMPANY PROPERTY; THENCE, ALONG SAID NORTH LINE, NORTH 83 DEGREES 32 MINUTES 36 SECONDS WEST, 1412.91 FEET TO AN IRON ROD (OLD) ALONG SAID NORTH LINE AND THE SOUTHEAST CORNER OF THE GANNETT SATELLITE INFORMATION PROPERTY; THENCE, ALONG THE EAST LINE OF SAID GANNETT SATELLITE INFORMATION'S PROPERTY, NORTH 02 DEGREES 40 MINUTES 42 SECONDS EAST, 262.49 FEET TO AN IRON ROD (OLD) ALONG SAID MARGIN OF McNALLY DRIVE, AND THE NORTHEAST CORNER OF SAID GANNETT SATELLITE INFORMATION'S PROPERTY; THENCE, WITH SAID MARGIN OF McNALLY DRIVE, SOUTH 87 DEGREES 20 MINUTES 35 SECONDS EAST, 274.75 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 1121.83 FEET, A TANGENT LENGTH OF 155.03 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 47 MINUTES 21 SECONDS EAST, 307.14 FEET) 308.10 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, NORTH 76 DEGREES 55 MINUTES 16 SECONDS EAST, 360.12 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 10 DEGREES 50 MINUTES 52 SECONDS, A RADIUS OF 1349.10 FEET, A TANGENT LENGTH OF 128.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 29 MINUTES 50 SECONDS EAST, 255.05 FEET) 255.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 530,233 SQUARE FEET OR 12.172 ACRES, MORE OR LESS

Being the same property conveyed to Coleman Partners, a Tennessee joint venture, by deeds of record in Instrument No. 200309120134611 and Instrument No. 200309120134610.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2018, a lien not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Plat Book 5060, page 31, Register's Office for Davidson County, Tennessee: (a) 15-foot minimum building setback line; (b) 10-foot public utility and drainage easement; (c) Note 3, prohibiting the use of the Reserved Parcel as an individual building site.

3. Rights of tenants in possession, as tenants only, under unrecorded Leases without purchase options or rights of first refusal.