1st

Prepared by:
Tedd H. Friedman, Esq.
Katz Teller Brant & Hild
255 E. Fifth Street, Suite 2400
Cincinnati, OH 45202
Phone: 513-721-4532

Return to:
Melodie T. Rochelle
Fidelity National Title Insurance Company
Virginia National Commercial Services
2701 Emerywood Parkway, Suite 200
Richmond, VA 23294

Bill Garrett Davidson County
Batch# 37223 **DEEDWARRSP**
12/15/2017 09:12:37 AM 6 pgs
Fees: $33.00 Taxes: $60,125.00

20171215-0127781

SPECIAL WARRANTY DEED

GRANTEE'S NAME:	Cobalt Properties of Nashville, TN, LLC
GRANTEE'S ADDRESS:	4525 Main Street, Suite 900 Virginia Beach, Virginia 23462
And send tax bills to:	Cobalt Properties of Nashville, TN, LLC see address above
Map/Parcel Nos.:	Map 085000, Parcel 093.00; Map 085000, Parcel 094.00; and Map 085000, Parcel 096.00.

STATE OF OHIO)
)
COUNTY OF HAMILTON)

KNOW ALL MEN BY THESE PRESENTS, that **VIKING PARTNERS JACKSON DOWNS, LLC, an Ohio limited liability company** ("Grantor"), whose mailing address is 4901 Hunt Road, Ste. 102, Cincinnati, Ohio 45242, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by **COBALT PROPERTIES OF NASHVILLE, TN, LLC, a Delaware limited liability company**, having an address at 4525 Main Street, Suite 900, Virginia Beach, Virginia 23462 ("Grantee"), the receipt of which is hereby acknowledged, subject to the conditions, matters, and/or reservations herein set forth, if any, has transferred, conveyed, granted, bargained, sold, and released, and by these presents does transfer, convey, grant, bargain, sell, and release unto the said Grantee, the following described property:

The real estate described on Exhibit "A" attached hereto.

DERIVATION: This being the same piece, parcel, or tracts of land conveyed to Grantor by the following deeds:

Being the same property conveyed to Viking Partners Jackson Downs, LLC, a Delaware limited

liability company by deed from Jackson Downs II (E&A), LLC of record in Instrument No. 20131230-0130742, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE is made subject to easements, conditions, and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and against all persons claiming through or under the Grantor but not otherwise.

WITNESS Grantor's hand and seal this 12 day of December, 2017.

GRANTOR:
VIKING PARTNERS JACKSON DOWNS, LLC
By: Viking Partners Fund II, LLC
Its: Manager

By: Viking Partners Management, Inc.
Its: Manager

By: Jennifer Ehrhardt
Jennifer Ehrhardt, CFO

STATE OF OHIO)
) ACKNOWLEDGMENT
COUNTY OF HAMILTON)

I Stephen J. Horner, a Notary Public for the state and county aforesaid, do hereby certify that Jennifer Ehrhardt personally appeared before me this day and acknowledged that she is the CFO of Viking Partners Management, Inc. who is the Manager of Viking Partners Fund II, LLC who is the Manager of VIKING PARTNERS JACKSON DOWNS, LLC, an Ohio limited liability company, and that by authority duly given he executed the foregoing instrument on behalf of VIKING PARTNERS JACKSON DOWNS, LLC, as the act and deed of the foregoing limited liability company for the purposes stated in such instrument and he is personally known to me.

Witness my hand and official seal this 6 day of December, 2017.

Stephen J. Horner
Notary Public

NOTARIAL SEAL
STATE OF OHIO

STEPHEN J. HORNER
Notary Public, State of Ohio
My Commission Expires 08-24-2019

Exhibit A

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of First Revision of Resubdivision, Lots 6 and 7, Jackson Downs Commercial, as shown on plat of record in Instrument No. 200210170127493, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Operation and Easement Agreement by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, of record in Book 9857, page 151, as amended in First Amendment to Operation and Easement Agreement of record in Book 10841, page 648, and by Second Amendment to Operation and Easement Agreement of record in Book 10908, page 773, by Third Amendment to Operation and Easement Agreement of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee, by Fourth Amendment to Operation and easement Agreement of record as Instrument No. 20020920-0114881, and by Fifth Amendment to Operation and Easement Agreement dated April 14, 2003, of record as Instrument No. 20030422-0053154, as re-recorded under instrument # 20030428-0056661, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Drainage Easements executed by Mathews Partners, Inc., a Tennessee corporation, as Declarant, dated November 10, 1995, of record in Book 9857, page 77, Register's Office for Davidson County. Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation, and Dayton Hudson Corporation, a Minnesota corporation, dated November 10, 1995, of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Viking Partners Jackson Downs, LLC, a Delaware limited liability company by deed from Jackson Downs II (E&A), LLC of record in Instrument No. 20131230-0130742, Register's Office for Davidson County, Tennessee.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of First Revision of Resubdivision, Lots 6 and 7, Jackson Downs Commercial, as shown on plat of record in Instrument No. 200210170127493, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

LAND in Davidson County, Tennessee, being Lot No. 9, on the Plan of Final Plat, Jackson Downs Commercial, as shown on plat of record in Plat Book 9700, page 526, in the Register's

Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Operation and Easement Agreement by and among Dayton Hudson Corporation, a Minnesota corporation, Mathews Partners, Inc., a Tennessee corporation, and Jackson Downs, L.P., a Georgia limited partnership, dated November 10, 1995, of record in Book 9857, page 151, as amended in First Amendment to Operation and Easement Agreement of record in Book 10841, page 648, and by Second Amendment to Operation and Easement Agreement of record in Book 10908, page 773, by Third Amendment to Operation and Easement Agreement of record as Instrument No. 200007050066702, Register's Office for Davidson County, Tennessee, by Fourth Amendment to Operation and easement Agreement of record as Instrument No. 20020920-0114881, and by Fifth Amendment to Operation and Easement Agreement dated April 14, 2003, of record as Instrument No. 20030422-0053154, as re-recorded under instrument # 20030428-0056661, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Declaration of Drainage Easements executed by Mathews Partners, Inc., a Tennessee corporation, as Declarant, dated November 10, 1995, of record in Book 9857, page 77, Register's Office for Davidson County. Tennessee.

TOGETHER WITH all easements appurtenant to said property under or pursuant to that certain Cross Access Easement Agreement by and among Jackson Downs, L.P., a Georgia limited partnership, Mathews Partners, Inc., a Tennessee corporation, and Dayton Hudson Corporation, a Minnesota corporation, dated November 10, 1995, of record in Book 9857, page 116, Register's Office for Davidson County, Tennessee.

TOGETHER WITH appurtenant Sign Easement of record in Book 10990 Page 108, as modified by instrument of record in Instrument No. 200007050-066701, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Viking Partners Jackson Downs, LLC, a Delaware limited liability company by deed from Jackson Downs II (E&A), LLC of record in Instrument No. 20131230-0130742, Register's Office for Davidson County, Tennessee.

4833-1859-1319, v. 3

STATE OF OHIO

COUNTY OF _HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $16,250,000

GRANTOR:
VIKING PARTNERS JACKSON DOWNS, LLC
By: Viking Partners Fund II, LLC
Its: Manager

By: Viking Partners Management, Inc.
Its: Manager

By: Jennifer Ehrhardt
Jennifer Ehrhardt, CFO

~~Affiant~~

Subscribed and sworn to before me, this the 7th day of December, 2017.

Scott Bland
Notary Public

My Commission Expires: 5-18-2021

NOTARIAL SEAL STATE OF OHIO

SCOTT BLANDING
Notary Public, State of Ohio
My Commission Expires 05-18-2021