This Instrument Prepared By:

Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219
Attn: Philip F. Head, Esq.

Upon Recording Return to:

Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219
Attn: Philip F. Head, Esq.

Bill Garrett Davidson County
Batch# 46888 DEEDWARRSP
01/11/2018 10:32:35 AM 7 pgs
Fees: $38.00 Taxes: $30,262.30
20180111-0003710

Special Warranty Deed

| Address New Owner as Follows: | Send Tax Bills To |
|---|---|
| Nashville Madison Partners, LLC<br>P.O. Box 59109<br>Nashville, Tennessee 37205-9109 | SAME |
| Map & Parcel No.: 051-08-0-098.00 | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **BRINKHAVEN, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **NASHVILLE MADISON PARTNERS, LLC**, a Delaware limited liability company ("Grantee"), their heirs, successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 1, 2, 3 AND 7, AND ALL OF LOTS NOS. 4, 5, 6, 8, 9, 10, 11 AND 12 ON THE MAP SHOWING THE SUBDIVISION OF LOTS NOS. 2 AND 5 OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PARCEL OF LAND IN THE 7TH COUNCILMANIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED EAST OF GALLATIN ROAD, BOUNDED ON THE NORTH BY BRINK HAVEN AVENUE, ON THE SOUTH BY EAST PALESTINE AVENUE, ON THE EAST BY LIBERTY CIRCLE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE (50' R.O.W), SAID PIN BEING 192.0 FEET, MORE OR LESS, EASTERLY ALONG SAID MARGIN FROM THE EASTERLY MARGIN OF GALLATIN ROAD;

THENCE, SOUTH 64° 45' 00" EAST, A DISTANCE OF 349.92 FEET TO A 1" PIPE (FOUND);

THENCE, LEAVING SAID MARGIN, WITH JERRY & MARY LOUISE SMITH, OF RECORD IN INSTRUMENT NUMBER: 200710100120416, R.O.D.C., SOUTH 25° 12' 15" WEST, A DISTANCE OF 120.49 FEET TO A 1" PIPE (FOUND);

THENCE, WITH SAID SMITH PROPERTY, SOUTH 64° 18' 21" EAST, A DISTANCE OF 98.65 FEET TO A 1" PIPE (FOUND) IN THE WESTERLY MARGIN OF LIBERTY CIRCLE (50' R.O.W.);

THENCE, WITH SAID MARGIN AND A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 48° 44' 39", A RADIUS OF 484.84 FEET AND A CHORD OF S 22° 14' 52" EAST, 400.15 FEET FOR AN ARC LENGTH, 412.48 FEET TO AN IRON PIN (SET);

THENCE, LEAVING SAID MARGIN, SOUTH 10° 22' 54" WEST, A DISTANCE OF 5.70 FEET TO AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF EAST PALESTINE AVENUE (50' R.O.W.);

THENCE, WITH SAID NORTHERLY MARGIN, NORTH 79° 37' 06" WEST, DISTANCE OF 750.89 FEET TO AN IRON PIN (FOUND);

THENCE, LEAVING SAID MARGIN AND WITH THE WESTERLY LINE OF REALTY INCOME CORP. INSTRUMENT NO. 20030124000976, R.O.D.C. FOR THE NEXT TWO (2) CALLS;

THENCE, NORTH 25° 10' 37" EAST, A DISTANCE OF 49.84 FEET TO AN IRON PIN (FOUND);

THENCE, NORTH 64° 53' 41" WEST, A DISTANCE OF 20.12 FEET TO AN IRON PIN (SET);

THENCE, WITH THE EASTERLY LINE OF EDDIE COOK & SANDRA VANDERSLICE, DEED BOOK 6812, PAGE 241, R.O.D.C., N 25° 20' 00" EAST, 540.00 FEET TO THE POINT OF BEGINNING, CONTAINING 269,020 SQUARE FEET OR 6.17 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRINKHAVEN, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM BRINKHAVEN, LTD., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD AS

INSTRUMENT NO. 20120201-0008883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 135 Brink Haven Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit A.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of January, 2018.

**BRINKHAVEN, L.P.,**
a Tennessee limited partnership

By: _____
Name: Henry E. McLaughlin, Jr.
Title: Managing General Partner

By: The Equity Group,
a Tennessee corporation
Its: General Partner

By: _____
Name: Henry E. McLaughlin, Jr.
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Iva J. Binkley, a Notary Public in and for the State and County aforesaid, personally appeared Henry E. McLaughlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of Brinkhaven, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Managing General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing General Partner.

WITNESS my hand and seal at office, on this the 9th day of January, 2018.

_____
Notary Public

My Commission Expires:
5-3-2021

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Iva J. Binkley, a Notary Public in and for the State and County aforesaid, personally appeared Henry E. McLaughlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Equity Group, the General Partner of Brinkhaven, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of The Equity Group, the General Partner of Brinkhaven, L.P., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by signing the name of the limited partnership by himself as President of The Equity Group, the General Partner of the limited partnership.

WITNESS my hand and seal at office, on this the 9th day of January, 2018.

Notary Public

My Commission Expires: 5-3-2021

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,179,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of January, 2018.

Notary

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

## EXHIBIT A

### Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 192, Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Instrument No. 20130517-0050045, Register's Office for Davidson County, Tennessee.

4. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases without options to purchase or rights of first refusal.

5. Those matters shown on that certain ALTA/NSPS Land Title Survey prepared by Gregory S. McVicar of Sherrill Associates, Inc., coordinated by Pixis, LLC, with a Job Number of 17-10-010.001, dated October 27, 2017, last revised January ____, 2018.