Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by and after recording return to:

Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood, Tennessee
615 / 373.6910

Bill Garrett Davidson County
Batch# 53691 DEEDWARRSP
02/01/2018 10:03:02 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20180201-0010186

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Buffalo Trail Partners Attention: James A. Campbell 8154 Highway 70 S Nashville TN 37221	Owner	060-08-0-025.00

State of Tennessee
County of Williamson

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $2,500,000.00.

Frank R. Bloom
Affiant

Sworn to and subscribed before me this 30th day of January 2018.

Notary Public

My commission expires: 05-23-18

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **CRG, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Buffalo Trail Partners**, a Tennessee general partnership, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit A** hereto which is herein incorporated.

THIS IS IMPROVED REAL PROPERTY KNOWN AS:
3003 Dickerson Road, Nashville, Davidson County, Tennessee, 37207-2901

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness our hand this 30th day of January 2018.

GRANTOR: CRG, LLC, a Tennessee limited liability company

By: _____
CHARLES R. GARDNER
Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Charles R. Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, acknowledged that he is the Managing Member of **CRG, LLC**, a Tennessee limited liability company, the within named bargainor, and that being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as Managing Member of the Company.

WITNESS my hand ~~and seal~~, at office in Brentwood, Tennessee, this 30th day of January ~~2017~~ 2018.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires: 05.23.18

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

TRACT I:

Land in Davidson County, Tennessee being part of Lot No. 3, on .the Map of E. A. Lindsley's (Warranty Deed erroneously says Lindsey) Subdivision on Dickerson Road as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, described according to a survey from Barry Greer and Associates, dated December 5, 1986, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Ben Allen Road, a 50 foot road, said point being the southeast comer of property owned by Lyman T. Davis, Jr., by Deed of record in Book 5742, Page 55 I , Register's Office for Davidson County, Tennessee; thence leaving said road and running with the boundary of the Davis property north 17 degrees 27 minutes.42 seconds east 150 feet to an iron pin set in the corner of the Davis property; thence north 84 degrees 26 minutes 32 seconds west 11 8.73 feet to an iron pin in the easterly margin of Dickerson Pike an 80 foot road; thence with the easterly margin of Dickerson Pike north 17 degrees. 27 minutes 42 seconds east 170 feet to an iron pin located in the southwest corner of Elena R. Goad property of record in Book 6963, Page 325, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road and with the south margin of the Goad property south 78 degrees 44 minutes 58 seconds east 377 feet to an iron pin; thence with the westerly boundary of the Louise Hamblen property of record in Book 3072, Page 443, Register's Office for Davidson County, Tennessee, south 17 degrees 27 minutes 42 seconds. west 60 feet to an iron pin; thence south 78 degrees 44 minutes 58 seconds east 25 feet to an iron pin; thence south 17 degrees 27 minutes 42 seconds west 190 feet to an iron pin set in the northerly margin of Ben Allen Road; thence;, with the northerly margin Of Ben Allen Road south 87 degrees 54 minutes 44 seconds west 132.57 feet to a point; thence with the northerly margin of Ben Allen Road with a curve to the right having a radius of 1,235.16 feet and a chord bearing of north 88 degrees 15 minutes 54 seconds west a distance of 164.82 feet to the point of beginning, containing 97,708 square feet, more or less.

TRACT II: an easement described as follows:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot No. 3 as shown on the Map of E. A. Lindsley's (previously erroneously referred to as Lindsey's) Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the north line of said lot No. 3, said north line of Lot No. 3 also being the north line of the property conveyed to James William Blevins, etux, by. Deed

of record in Book 4655, Page 592, Register's Office for Davidson County, Tennessee, and also being the south boundary of the property conveyed to Elena R. Goad, et al, by Deed of record in Book 6963, Page 325, Register's Office for Davidson County, Tennessee, and also said point being located South 78 degrees, 44 minutes, 58 seconds east, a distance of 176.22 feet, as measured along said common boundary, from an iron pin set at the intersection of said common boundary with the easterly R.O.W. of Dickerson Pike, and preceding as follows:

Leaving said common boundary and severing the land of said Goad, and along the outside face of a building wall, South 79 degrees, 00 minutes; 33 seconds east, a distance of 38.67 feet to the corner of a building; thence continuing with said building wall, South 10 degrees, 59 minutes, 27 seconds west, a distance of 0.18 feet to a point in said common line of Goad and Blevins; thence along said common line, North 78 degrees, 44 minutes, 58 seconds west, a distance of 38.67 feet to the beginning and containing 3 square feet more or less.

Being the same property conveyed to **CRG, LLC**, a Tennessee limited liability company by Quitclaim Deed dated January 25, 2018, from Larger Than Life, LLC, a Tennessee limited liability company, recorded as Instrument No. 20180126-0008454, Register's Office for Davidson County, Tennessee, having been conveyed to Larger Than Life, LLC by Special Warranty Deed dated May 31, 2013, from SunTrust Bank, a Georgia banking corporation, recorded on recorded on June 03, 2013 as Instrument No. 20130603-0055369, Register's Office for said county.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2018 which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Deed Book 547, Page 144, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5580, Page 10, in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement for encroachment to allow building located on subject property to encroach upon the neighboring property, subject to certain terms, conditions and limitations, of record in Book 7202, Page 802, in the Register's Office for Davidson County, Tennessee. (Tract 2)

5. Right-of-Way for Dickerson Pike.