This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Bill Garrett Davidson County
Batch# 59616 DEEDWARRSP
02/15/2018 04:03:45 PM 8 pgs
Fees: $43.00 Taxes: $5,518.44
20180215-0015090

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
ECG Mountain Springs, LLC 118 16th Avenue South, Suite 200 Nashville, Tennessee 37203	[SAME]	164-00-0-040.00 and part of 164-00-0-174.00.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BELZ/BECKER-LEWIS-SHLENKER PROPERTIES**, a Tennessee joint venture, ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ECG MOUNTAIN SPRINGS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is unimproved real property located at 0 Old Hickory Boulevard and 5000 Mountain Springs Road, Nashville, Davidson County, Tennessee.

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.

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.

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 B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,491,470.00.

Affiant

Subscribed and sworn to before me this the 14 day of February, 2018.

Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in multiple counterparts as of the 12 day of February, 2018.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Belz Investco GP
By: URCO, Inc., its Managing Partner

APPROVED Legal Dept.
NB

By: _____
Morris I. Thomas, Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, MORRIS I. THOMAS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of URCO, Inc., a Tennessee corporation, managing partner of BELZ INVESTCO GP, a Tennessee general partnership, the within named bargainor, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing for URCO, Inc., as managing partner of BELZ INVESTCO GP by himself as VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 12 day of February, 2018.

Katherine Robert
NOTARY PUBLIC

My Commission Expires: _____

KATHERINE ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 20, 2019

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in multiple counterparts as of the 12th day of February, 2018.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Goldeneye Partners II, LTD.
By: Goldeneye, Inc., its General Partner

By: _____
Barry M. Lewis, President

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named BARRY M. LEWIS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the PRESIDENT of GOLDENEYE, INC., general partner of GOLDENEYE PARTNERS II, LTD., the within named bargainor, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing for GOLDENEYE, INC., as general partner of GOLDENEYE PARTNERS II, LTD., by himself as PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 12th day of February, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 8-26-17

SUSAN F GONCHER
Notary Public, State of Texas
Comm. Expires 08-26-2021
Notary ID 566110-7

EXHIBIT "A"

TRACT 1

LAND LYING IN THE 32ND COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE BELZ-MCDOWELL PROPERTY OF RECORD IN BOOK 4713, PAGE 299, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" 5/8" IRON PIN FOUND (ID: PROP COR F&A) LYING IN THE EAST LINE OF LOT 84 OF VILLAGE FOUR SUMMERFIELD SUBDIVISION (PLAT 20060316-0030439), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY (DB 20110718-0054865) AND THE SOUTHWEST CORNER OF THE BELZ-MCDOWELL PROPERTY (DB 4699, PG 101); THENCE WITH THE EAST LINE OF SAID LOT 84 VILLAGE FOUR SUMMERFIELD SUBDIVISION NORTH 08°09'53" EAST A DISTANCE OF 58.21 FEET TO A 1/2" IRON PIN FOUND (ID: SEC INC.), SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID LOT 84 AND THE SOUTHEAST CORNER OF LOT 83 SAID VILLAGE FOUR SUMMERFIELD SUBDIVISION; THENCE WITH THE EAST LINE OF SAID LOT 83 NORTH 08°06'12" EAST A DISTANCE OF 120.63 FEET TO A 1/2" IRON PIN FOUND (ID: SEC INC.), SAID PIN BEING THE NORTHEAST CORNER OF SAID LOT 83 AND THE SOUTHEAST CORNER OF LOT 76 SAID VILLAGE FOUR SUMMERFIELD SUBDIVISION AND BEING THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE WITH THE EAST LINE OF SAID LOT 76 NORTH 10°02'05" EAST A DISTANCE OF 115.62 FEET TO A 1/2" IRON PIN FOUND (ID: SEC INC.), SAID PIN BEING THE NORTHEAST CORNER OF SAID LOT 76 AND THE SOUTHEAST CORNER OF LOT 75 SAID VILLAGE FOUR SUMMERFIELD SUBDIVISION;

THENCE WITH THE EAST LINE OF SAID LOT 75 NORTH 10°02'46" EAST A DISTANCE OF 142.92 FEET TO A 1/2" IRON PIN FOUND (NO ID) SAID PIN BEING THE NORTHEAST CORNER OF SAID LOT 75 AND THE SOUTHEAST CORNER OF COMMON AREA "D" (PLAT 20060718-0086558);

THENCE WITH THE EAST LINES OF SAID COMMON AREA "D", SHAGBARK TRAIL (50' R/W) AND VILLAGE FIVE SUMMERFIELD SUBDIVISION COMMON AREA NORTH 09°54'05" EAST A DISTANCE OF 780.67 FEET TO A 1/2" IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF COMMON AREA "C" (PLAT 20060718-0086558);

THENCE WITH THE SOUTH LINE OF SAID COMMON AREA "C" SOUTH 82°55'46" EAST A DISTANCE OF 857.72 FEET TO A STONE FOUND; SAID STONE BEING THE SOUTHWEST CORNER OF THE GRAND RESERVE NASHVILLE/ANTIOCH LLC PROPERTY (DB 20150409-0031342);

THENCE WITH THE SOUTH LINES OF SAID GRAND RESERVE PROPERTY AND THE GEORGE DARSINOS PROPERTY NORTH 79°28'15" EAST A DISTANCE OF 1632.22 FEET TO A 1/2" IRON PIN SET IN THE SOUTHWESTERLY RIGHT OF WAY INTERSECTION OF MURFREESBORO PIKE (100' R/W) AND MOUNTAIN SPRINGS ROAD (60' R/W);

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID MOUNTAIN SPRINGS ROAD AS FOLLOWS:

ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 36.46 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09°18'46" WEST, AND A CHORD

LENGTH OF 33.31 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 49°59'11" WEST A DISTANCE OF 64.80 FEET TO A 1/2" IRON PIN SET; THENCE ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 149.31 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 65°49'39" WEST, AND A CHORD LENGTH OF 147.41 FEET TO A 1/2" IRON PIN SET;

THENCE SOUTH 81°37'55" WEST A DISTANCE OF 27.94 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 08°20'21" EAST A DISTANCE OF 32.26 FEET TO A 1/2" IRON PIN SET IN THE NORTH LINE OF THE MRP MOUNTAIN VIEW, LP PROPERTY (DB 20121108-0103306);

THENCE WITH THE NORTH LINE OF SAID MRP MOUNTAIN VIEW PROPERTY AS FOLLOWS:

SOUTH 79°11'31" WEST A DISTANCE OF 87.01 FEET TO A 1/2" IRON PIN SET;

THENCE ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 45.71 FEET, A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 72°38'42" WEST, AND A CHORD LENGTH OF 45.61 FEET TO A 1/2' IRON PIN SET; THENCE SOUTH 66°05'54" WEST A DISTANCE OF 18.81 FEET TO A 5/8" IRON PIN FOUND (ID: 2351); THENCE SOUTH 42°20'34" WEST A DISTANCE OF 518.19 FEET TO A 5/8" IRON PIN FOUND (ID: 2351);

THENCE SOUTH 86°50'19" WEST A DISTANCE OF 667.72 FEET TO A 5/8" IRON PIN FOUND (ID: 2351); THENCE NORTH 83°03'39" WEST A DISTANCE OF 468.71 FEET TO A 5/8" IRON PIN FOUND (ID: 2351); THENCE SOUTH 40°46'59" WEST A DISTANCE OF 276.97 FEET TO A 5/8" IRON PIN FOUND (ID: 2351); THENCE SOUTH 23°31'23" EAST A DISTANCE OF 583.43 FEET TO A 1/2" IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID BELZ-MCDOWELL PROPERTY (DB 4699, PG 101);

THENCE WITH THE NORTH LINE OF SAID BELZ-MCDOWELL PROPERTY NORTH 83°16'18" WEST A DISTANCE OF 853.40 FEET TO THE POINT OF BEGINNING;

ACCORDING TO A SURVEY BY KENNETH BAU OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN.

Being part of the same property conveyed to BELZ-MCDOWELL from MCDOWELL DEVELOPMENT CORPORATION, by deed of record Book 4713, Page 299 and Book 4713, Page 303, dated June 1, 1973, said Register's Office.

TRACT 2

LAND LYING IN THE 32ND COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING A PART OF THE BELZ-MCDOWELL PROPERTY OF RECORD IN BOOK 4699, PAGE 101 (PARENT TRACT), STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND (ID: PROP COR F&A) LYING IN THE EAST LINE OF LOT 84 OF VILLAGE FOUR SUMMERFIELD SUBDIVISION (PLAT 20060316-0030439), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY (DB 20110718-0054865) AND LYING IN THE WEST LINE OF SAID PARENT TRACT; THENCE WITH THE EAST LINE OF SAID LOT 84 VILLAGE FOUR SUMMERFIELD SUBDIVISION NORTH 08°09'53" EAST A DISTANCE OF 58.21 FEET TO A 1/2" IRON PIN FOUND (ID: SEC INC.), SAID IRON PIN BEING THE NORTHEAST

CORNER OF SAID LOT 84 AND THE SOUTHEAST CORNER OF LOT 83 SAID VILLAGE FOUR SUMMERFIELD SUBDIVISION; THENCE WITH THE EAST LINE OF SAID LOT 83 NORTH 08°06'12" EAST A DISTANCE OF 120.63 FEET TO A 1/2" IRON PIN FOUND (ID: SEC INC.), SAID PIN BEING THE NORTHEAST CORNER OF SAID LOT 83 AND THE SOUTHEAST CORNER OF LOT 76 SAID VILLAGE FOUR SUMMERFIELD SUBDIVISION AND THE SOUTHWEST CORNER OF THE BELZ-MCDOWELL PROPERTY (DB 4713, PG 299) THENCE WITH THE SOUTH LINE OF SAID BELZ-MCDOWELL PROPERTY SOUTH 83°16'18" EAST A DISTANCE OF 853.40 FEET TO A 1/2" IRON PIN SET IN THE WEST LINE OF THE MRP MOUNTAIN VIEW PROPERTY (DB 20121108-0103306); THENCE WITH SAID WEST LINE SOUTH 23°31'23" EAST A DISTANCE OF 576.75 FEET TO A 5/8" IRON PIN FOUND (ID: 2351), SAID PIN BEING THE SOUTHWEST CORNER OF SAID MRP MOUNTAIN VIEW PROPERTY; THENCE ACROSS SAID PARENT TRACT SOUTH 47°59'12" WEST A DISTANCE OF 394.53 FEET TO AN IRON PIN SET; THENCE CONTINUING ACROSS SAID PARENT TRACT NORTH 46°14'20" WEST A DISTANCE OF 104.70 FEET TO A 1/2" IRON PIN SET, SAID PIN BEING THE NORTHEAST CORNER OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE PROPERTY; THENCE WITH THE NORTH LINE OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE PROPERTY NORTH 46°14'20" WEST A DISTANCE OF 915.16 FEET TO A 5/8" IRON PIN FOUND (ID: 2351); THENCE CONTINUING WITH SAID NORTH LINE NORTH 81°53'54" WEST A DISTANCE OF 74.02 FEET TO THE POINT OF BEGINNING.

ACCORDING TO A SURVEY BY KENNETH BAU OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN.

Being part of the same property conveyed to BELZ-MCDOWELL from MURFREESBORO ROAD LIMITED, by deed of record in Book 4699, Page 101, dated April 17, 1973, and as Instrument No. 20090612-0054997, said Register's Office.

Belz-McDowell is now known as Belz/Becker-Lewis-Shlenker Properties, a Tennessee joint venture, pursuant to the Amended and Restated Joint Venture Agreement of Record in Book 6550, Page 837, dated May 6, 1985, said Register's Office.

EXHIBIT "B"

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20070423-0048112, said Register's Office, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, last revised February 6, 2018, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

   Surveyors Certificate of Street Name Change of record as Instrument No. 20080527-0053504, said Register's Office, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, last revised February 6, 2018, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

3. Right-of-Way Easement to Colonial Pipeline Company of record in Book 4578, page 371, said Register's Office.

4. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, said Register's Office.

5. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, said Register's Office.

6. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, said Register's Office.

7. Easement for Sanitary Sewers and/or Storm Drainage, of record as Instrument No. 20070216-0019976, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

8. Matters shown on Right-of-Way Dedication Plat Mountain Springs Drive, of record as Instrument No. 20070423-0048112, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

9. Terms and conditions contained in Monument Sign Easement to Continental 193 Fund LLC of record as Instrument No. 20070423-0048126, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

10. Easement(s) to American Telephone and Telegraph Company as set forth in instrument recorded in Book 1224, page 261, said Register's Office.

11. Right-of-Way Easement of record in Book 3619, page 533, said Register's Office.

12. Stormwater Detention Agreement of record as Instrument No. 20030902-0126875, said Register's Office.

13. Right of Way Easement of record in Book 3616, page 453, said Register's Office.

Partial Release of Right of Way and Supplemental Agreement of record in book 4542, page 131, said Register's Office.

14. The survey prepared by Kenneth A. Bau, Tenn. RLS No. 2019, with Young-Hobbs and Associates, dated June 8, 2017, last revised February 6, 2018, and designated as YHA Project No. 059-17, shows the following matters:

a) rip rap, utility pole and 2 buildings encroach along southwest boundary
b) unrecorded TVA easement along southern boundary
c) property encroaches on Mountain Springs Road Right of Way