ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
SOWETO, LLC 38 Governors Way Brentwood, Tennessee 37027	SOWETO, LLC 38 Governors Way Brentwood, Tennessee 37027	081-07-0-520.00 081-07-0-521.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1006 BUCHANAN PARTNERS,** a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents do hereby transfer, grant and convey to **SOWETO, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1006 & 1008 Buchanan Street, Nashville, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signatures on the following page]

Bill Garrett Davidson County
Batch# 64043 DEEDWARRSP
03/01/2018 12:31:14 PM 5 pgs
Fees: $28.00 Taxes: $2,042.40
20180301-0019359

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 26th day of February, 2018.

GRANTOR:

1006 Buchanan Partners,
a Tennessee general partnership

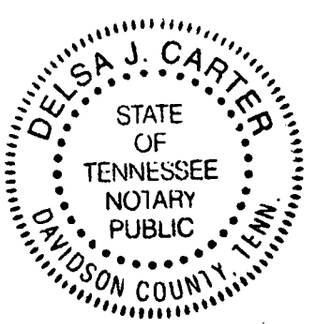
By: BPI Crabtree Family Investments II, LLC,
a Tennessee limited liability company,
its Managing Partner

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Delsa J. Carter, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, 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 BPI Crabtree Family Investments II, LLC, the Managing Partner of 1006 Buchanan Partners, the within named grantor, that he, as such President of the Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing himself as the President of the Managing Partner of 1006 Buchanan Partners.

WITNESS my hand, at office, this 26 day of February, 2018.



Delsa J. Carter
Notary Public

My Commission Expires: 05-03-21

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010098-301026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $552,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2018.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

7/4111151.2
010098-301026

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Maple Grove Plan of Subdivision of Lot 1 of the Thomas Woodard property, of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1006 BUCHANAN PARTNERS, by deed dated August 27, 2014, from Irvin Oten, Executor of the Estate of Wade Lee Phelps, of record as Instrument No. 20140828-0078846, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 57, page 83, Register's Office of Davidson County, Tennessee.

3. All matters shown on that certain survey prepared by Douglas Ball Chandler, TN RLS # 2588, with Ragan Smith, Job No. 14075, dated January 15, 2018.