THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2018. Notary Public My Commission Expires:

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Bill Garrett Davidson County
Batch# 66066 **DEEDWARRSP**
03/07/2018 09:33:51 AM 8 pgs
Fees: $43.00 Taxes: $27,750.00
20180307-0021391

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
705 4th Avenue South Nashville, TN 37210	New Owner	093 15 0 198.00 093 15 0 199.00 093 15 0 200.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert W. Lowe Jr.**, owning a 23.44% undivided interest, **Whit W. McCrary IV**, owning a 20.51% undivided interest, **James B. Foley**, owning a 21.01% undivided interest, **Thomas Land Deleot Jr.**, owning a 16.69% undivided interest, **John Challoner Tuck**, owning a 8.34% undivided interest, and **Gregory R. Coleman**, owning a 10.01% undivided interest, as tenants in common (collectively, the "**Grantors**"), has bargained and sold, and does hereby transfer and convey unto **RAS LLC**, a Tennessee limited liability company, as to an 83.333% tenancy in common interest, and **RNN Investments, LLC**, a Tennessee limited liability company, as to a 16.667% tenancy in common interest (collectively, the "**Grantees**"), their successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **407 Lafayette Street, 833 4th Avenue South and 835 4th Avenue South, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantors covenant and bind

themselves, their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, and their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of March 5, 2018.

Robert W. Lowe Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Robert W. Lowe Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Whit W. McCrary IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Whit W. McCrary IV**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of March 5, 2018.

James B. Foley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **James B. Foley**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of March, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Thomas Land Deleot Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Thomas Land Deleot Jr.**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of March 5th, 2018.

John Challoner Tuck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **John Challoner Tuck**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Gregory R. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Gregory R. Coleman**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Tract 1: 835 4th Avenue South; Map-Parcel No. 093-15-0-198.00.

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the Westerly right-of-way line of Fourth Avenue South, and the Northerly right-of-way line of Interstate 40;

Thence leaving the Westerly right-of-way line of Fourth Avenue South, with the Northerly right-of-way line of Interstate 40, South 19 deg 52 min 21 sec West, 58.01 feet to an existing right-of-way monument;

Thence South 62 deg 45 min 00 sec West, 122.26 feet to an iron rod set, at the intersection with the Easterly terminus of Mulberry Street;

Thence leaving the Northerly right-of-way line of Interstate 40, with the Easterly terminus of Mulberry Street, North 27 deg 19 min 05 sec West, 64.64 feet to an "X" in concrete, in the Easterly right-of-way line of Alley Number 146, and at a corner common with the property of KMN Company, as of record in Deed Book 6489, Page 208, at the Register's Office for Davidson County, Tennessee.

Thence leaving the Easterly right-of-way line of Alley Number 146, with the Southerly property line of KMN Company, North 62 deg 45 min 00 sec East, 165.00 feet to an "X" in concrete, in the Westerly right-of-way line of Fourth Avenue South; Thence with the Westerly right-of-way line of Fourth Avenue South, South 26 deg 53 min 37 sec East, 25.17 feet the Point of Beginning. Containing 9,816 square feet or 0.225 acres more or less.

Being the same property conveyed to Robert W. Lowe Jr., owning a 23.44% undivided interest, Whit W. McCrary IV, owning a 20.51% undivided interest, James B. Foley, owning a 21.01% undivided interest, Thomas Land Deleot Jr., owning a 16.69% undivided interest, John Challoner Tuck, owning a 8.34% undivided interest, and Gregory R. Coleman, owning a 10.01% undivided interest, as tenants in common, by Quitclaim Deed from 407 Lafayette Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20180226-0018087 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20180305-0020704 in the Register's Office for Davidson County, Tennessee.

Tract 2: 833 4th Avenue South; Map-Parcel No. 093-15-0-199.00; and 407 Lafayette Street; Map-Parcel No. 093-15-0-200.00

A parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being part of Lot Nos. 46, 47, 48, and 49 on the map of Barrow Grove, of record in Book S, Page 279, R.O.D.C., also being shown on a survey by S.M. McMurray Engineering Company, dated May 6, 1950, as

described according to a survey of Barge, Waggoner, Sumner and Cannon, Inc., dated December 20, 1974 and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Fourth Avenue, South, said iron pin being N 31 deg. 10' W, 25.17 feet from the intersection of the Westerly margin of Fourth Avenue, South, and the Northerly margin of Mulberry Street, said iron pin also being the Northeast corner of the property conveyed to L.L. Daugherty, recorded in Deed Book 194, Page 631, R.O.D.C.;

Thence, S 58 deg. 58' W, 165.00 feet with the Northerly line of the property conveyed to said L.L. Daugherty to a point in the Westerly margin of Alley No. 146;

Thence, N 31 deg. 10' W, 421.76 feet with the Westerly margin of said Alley No. 146 to the point of its intersection with the Southerly margin of Lafayette Avenue;

Thence, S 70 deg. 50' E, 243.77 feet with the Southerly margin of Lafayette Avenue to the point of a curve to the right; Thence, continuing with the arc of said curve to the right 28.38 feet to a point in the Westerly margin of Fourth Avenue; South, said curve having a radius of 41.00 feet, an interior angle of 39 deg. 40', a tangent distance of 14.79 feet and a chord of 27.82 feet, S 51 deg. 00' E;

Thence, S 31 deg. 10' E, 208.16 feet with the Westerly margin of Fourth Avenue, South, to the point of beginning. Containing 1.22 plus/minus acres.

Being the same property conveyed to Robert W. Lowe Jr., owning a 23.44% undivided interest, Whit W. McCrary IV, owning a 20.51% undivided interest, James B. Foley, owning a 21.01% undivided interest, Thomas Land Deleot Jr., owning a 16.69% undivided interest, John Challoner Tuck, owning a 8.34% undivided interest, and Gregory R. Coleman, owning a 10.01% undivided interest, as tenants in common, by Quitclaim Deed from 407 Lafayette Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20180226-0018087 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20180305-0020704 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2018, a lien, due and payable, but not yet delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book S, Page 279, Register's Office for Davidson County, Tennessee.
3. Easement retained by the Metropolitan Government of record in Ordinance No. 086-1546, Metropolitan County Council. (Tract II)
4. Rights of ingress and egress conveyed to the State of Tennessee in deed of record in Book 4450, Page 896, Register's Office for Davidson County, Tennessee. (Tract II)
5. Notice of Lease by and between 407 LAFAYETTE PARTNERS LLC, a Tennessee limited liability company, Lessor, and The Sherwin-Williams Company, an Ohio corporation, Lessee, dated November 20, 2009, of record as Instrument # 201007150055575, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.