Bill Garrett Davidson County
Batch# 67944 DEEDWARRSP
03/12/2018 03:57:03 PM 4 pgs
Fees: $23.00 Taxes: $25,771.98
20180312-0023323

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

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
301 Plus Park GP 500 Interstate Drive, Suite 400 Nashville, Tennessee 37210	301 Plus Park GP 500 Interstate Drive, Suite 400 Nashville, Tennessee 37210	106-00-0-115.00

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, **TENNESSEE REAL ESTATE INVESTMENTS, GP**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **301 PLUS PARK GP**, a Tennessee general partnership ("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 improved real property located at 301 Plus Park Boulevard, Nashville, Davidson County.

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~~ WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $6,965,400.00.

Affiant

Subscribed and sworn to before me this the 8th day of March, 2018.

Notary Public

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 8th day of March, 2018.

GRANTOR:

TENNESSEE REAL ESTATE INVESTMENTS, GP,
a Tennessee general partnership

By: Mertech Development Corporation
Its: Managing Partner

By: _____
Name: Ronald M. Sohr
Its: Managing Partner

STATE OFTENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ronald M Sohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Mertech Development Corporation, which is the Managing Partner of Tennessee Real Estate Investments, GP, and is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand and seal at office this 8th day of March, 2018.

_____
Notary Public

My Commission Expires:

02/19/2020



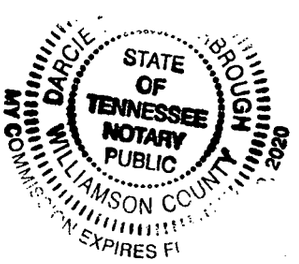




EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, The Plus Park, Section I, as ofrecord in Book 4300, page 77, Register's Office for Davidson County, Tennessee,described according to a survey of Parrish-Ragan, Inc., dated January 5, 1971, asfollows:

Beginning at a Highway monument 100 feet east of Station HN 483 plus 40 of Interstate24, said monument being the northwest corner of Parcel No. 85.3 Property Map 119-3, atract formerly owned by Claude O.Sharpe, said monument is also a westerly corner ofParcel No. 27 on Property Map 106; thence North 1 degree 36 minutes East, a distanceof 463.40 feet to a concrete monument; thence North 85 degrees 43 minutes 40 secondsEast, a distance of 242.98 feet to a concrete monument; thence in a southerly directionwith the westerly margin of Plus Park Boulevard, a 60 foot road, and a 352.53 footradius curve to the left, a distance of 205.80 feet to a concrete monument; thence South37 degrees 43 minutes 16 seconds East, a distance of 162.88 feet to a concretemonument; thence with a 280.34 foot radius curve to the right, a distance of 190.98 feetto a concrete monument; thence South 1 degree 18 minutes 44 seconds West adistance of 203.63 feet to a concrete monument; thence North 86 degrees 46 minutesWest, a distance of328.40 feet to an iron pin in a 30" tree; thence North 87 degrees 41minutes West a distance of 154.65 feet to a concrete monument; thence North 2 degrees40 minutes West, a distance of 12.60 feet to a concrete monument; thence North 00degrees 28 minutes East, a distance of 180.92 feet to the point of beginning, andcontaining 6.245 acres.

Being a portion of the property conveyed to TENNESSEE REAL ESTATE INVESTMENTS,A TENNESSEE GENERAL PARTNERSHIP, by deed from TENNESSEE REALESTATE INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of recordas Instrument No. 20061023-0131414, dated October 20, 2006, said Register's Office.

EXHIBIT "B"

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

2. Matters shown on the Plan of record in Plat Book 4300, page 77, said Register's Office.

3. Sanitary Sewer Easement of record in Book 4593, page 952, said Register's Office.

4. Terms and Conditions of The Lease by and between Tennessee Real Estate Investments, GP, as Lessor, and the State of Tennessee, as disclosed by the Amendment to Lease of record as Instrument No. 20151026-0108625, said Register's Office.