Prepared By:
Steven M. Thornton
Condon Tobin Sladek Thornton PLLC
8080 Park Lane, Suite 700
Dallas, TX 75231

After recording return to:
New Owner & Send Tax Bills To:
NFA Investment, Inc.
4900 Linbar Drive
Nashville, TN 37211

Bill Garrett Davidson County
Batch# 69865 DEEDWARRSP
03/16/2018 09:02:39 AM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20180316-0024872

Map 150
Parcel 364.00

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THAT, **NASHVILLE VENTURE NO. ONE, L.P.,** a Texas limited partnership (hereinafter referred to as "**Grantor**"), 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 consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto **NFA INVESTMENT, INC.,** having an address at 4900 Linbar Drive, Nashville, TN 37211 (hereinafter referred to as "**Grantee**"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain property in Davidson County, Tennessee, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all improvements thereon and all appurtenances (including all easements which are appurtenant to or benefit the Property) thereto owned by Grantor (collectively, the "**Property**"), subject only to the matters set forth on **Exhibit "B"** attached hereto, to the extent same are valid and subsisting and applicable to the Property ("**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, their successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXCEPT AS SET FORTH IN THAT CERTAIN COMMERCIAL LOT/LAND PURCHASE AND SALE AGREEMENT, DATED JANUARY 12, 2018, MADE AND ENTERED INTO BY AND BETWEEN GRANTOR AND GRANTEE, IT IS UNDERSTOOD AND AGREED THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS. THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT, ASSERTION OR NON-ASSERTION BY GRANTOR OR GRANTOR'S AGENTS WITH RESPECT TO THE PROPERTY

CONDITION, BUT IS RELYING SOLELY UPON ITS OWN EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED AND ANY REFERRED TO IN THE REFERENCED CONTRACT.

Ad valorem taxes applicable to the Property have been paid up to, and including the year 2017, and ad valorem taxes applicable to the Property have been estimated and prorated by Grantor and Grantee as of the date of this Special Warranty Deed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED EFFECTIVE as of the 13th day of March, 2018.

GRANTOR:

NASHVILLE VENTURE NO. ONE, L.P.,
a Texas limited partnership

By: ST. IVES HOLDINGS, L.L.C.,
a Texas limited liability company,
Its General Partner

By: ST. IVES REALTY I, LLC,
a Texas limited liability company,
Its Manager

By: _____
Troy Bathman,
President

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Troy Bathman, President of St. Ives Realty I, LLC, a Texas limited liability company, manager of St. Ives Holdings, L.L.C., a Texas limited liability company, general partner of Nashville Venture No. One, L.P., a Texas limited partnership, personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the free act and deed of such companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of March, 2018.

JIMMY DEAN BROWN
Notary Public, State of Texas
Comm. Expires 01-14-2020
Notary ID 130496319

_____
Notary Public, State of Texas

My Commission Expires:

1-14-2020

Jimmy Brown
(Typed/Printed Name of Notary)

EXHIBIT "A"

Legal Description of the Land

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF WAL-MART PLAZA, AS OF RECORD IN INSTRUMENT NUMBER: 20030919-0138991, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY OF MURFREESBORO PIKE, IN THE EASTERLY PROPERTY LINE OF LOT 3 OF THE HAMILTON ACRES, AS OF RECORD IN PLAT BOOK 8250, PAGE 963, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PROPERTY OF MICHAEL R. LANCE, ET AL, AS OF RECORD IN DEED BOOK 10826, PAGE 769, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, SOUTH 41 DEG 17 MIN 11 SEC EAST, 382.91 FEET TO AN IRON ROD SET, IN THE WESTERLY PROPERTY LINE OF HOOVER, INC., AS OF RECORD IN DEED BOOK 6654, PAGE 902, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY PROPERTY LINE OF MURFREESBORO PIKE, WITH THE WESTERLY PROPERTY LINE OF HOOVER, INC., SOUTH 44 DEG 09 MIN. 08 SEC WEST. 287.73 FEET TO AN IRON ROD SET;

THENCE WITH A SEVERANCE LINE THROUGH THE PROPERTY OF WAL-MART STORES EAST, LP, AS OF RECORD IN INSTRUMENT NUMBER: 20021016-0127360, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 45 DEG 50 MIN 52 SEC WEST 365.39 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH SAID LOT 3;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID LOT 3, NORTH 41 DEG 13 MIN 05 SEC EAST, 318.60 FEET TO THE POINT OF BEGINNING, CONTAINING 113,044 SQUARE FEET OR 2.595 ACRES MORE OR LESS.

Being the same property conveyed to Nashville Venture No. One, LP, by Decree For Redemption from Rosetree Trust, of record in Instrument 20130711-0071591, said Register's Office, dated June 26, 2013. See also Final Decree Confirming Sale of record in Instrument 20121212-0114456, said Register's Office, dated October 15, 2012. And being the same property conveyed to Nashville Venture No. One, L.P., a Texas Limited Partnership, by Special Warranty Deed from Wal-Mart Stores East, LP, a Delaware limited partnership, of record in Instrument 20050126-0009818, said Register's Office, dated January 20, 2005.

Together with the appurtenant easement for ingress and egress established by the Access Easement Agreement of record in Instrument 20050126-0009819, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Restrictive Covenants of record in Instrument 20050126-0009818, Register's Office for Davidson County.

2. All matters appearing on the Plan of record in Instrument 20030919-0138991.

3. Access Easement of record in Instrument 20050126-0009819.

4. Storm Water Detention Agreement of record in Instrument 20021204-0198957.

5. Utility Line Easement of record in Instrument 20030131-0013845 and Instrument 20030131-0013846 re-recorded in Instrument 20030613-0081940.

6. Plat of record in Instrument 20030919-0138991 showing the following: 30 foot Public Utility & Drainage Easement along Murfreesboro Pike and 10 foot gas Easement along the northeasterly lot line.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.