Bill Garrett Davidson County
Batch# 76430 DEEDWARRSP
04/05/2018 08:14:30 AM 7 pgs
Fees: $38.00 Taxes: $29,271.22
20180405-0031840

INSTRUMENT PREPARED BY,
RECORDING REQUESTED BY AND
WHEN RECORDED ~~RETURN TO:~~

Julia R. Sarron, Esq.
Sarron Law Group, LLC
1424 W. Ohio St.
Chicago, Illinois 60642

ADDRESS OF GRANTEE:

CC Nashville TN Landlord, LLC
3333 Peachtree Road, NE, 10th Floor
Atlanta, Georgia 30326

MAIL ALL TAX STATEMENTS TO:

CoreCivic of Tennessee, LLC
10 Burton Hills Blvd.
Nashville, Tennessee 37215

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 889593

MAP & PARCEL NO.: 118-040-357.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on the date indicated on the acknowledgment, but effective as of April 3, 2018, by CORECIVIC, INC., a Maryland corporation, as successor by name change from CORRECTIONS CORPORATION OF AMERICA, a Maryland corporation ("Grantor"), in favor of CC NASHVILLE TN LANDLORD, LLC, a Delaware limited liability company ("Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Davidson, State of Tennessee, described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.

This is __X__ improved _____ unimproved property known as 660 Melrose Ave., Nashville, Tennessee.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and all rights of Grantor in and to any and all strips and gores, tenements and

easements pertaining, adjacent or connected thereto, the mineral, air, development and water rights running with or otherwise pertaining thereto, and any streets, alleys and roads adjoining the land.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs, successors and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the following matters:

SEE EXHIBIT B, ATTACHED HERETO AND INCORPORATED HEREIN.

[SIGNATURE PAGE FOLLOWS NEXT.]

IN WITNESS WHEREOF, Grantor has delivered this Special Warranty Deed to be effective as of the date first set forth above.

CORECIVIC, INC.,
a Maryland corporation

By: _____
Name: David Garfinkle
Title: Executive Vice President and Chief Financial Officer

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

This instrument was ACKNOWLEDGED before me, a Notary Public in and for the State and County aforesaid, on the 2 day of April, 2018, by David Garfinkle, the Executive Vice President and Chief Financial Officer of CoreCivic, Inc. (formerly known as Corrections Corporation of America), a Maryland corporation, on behalf of said corporation. He personally appeared before me, is personally known to me or proved to me on the basis of satisfactory evidence.

Notary Public, State of Tennessee

_____
K. Leigh Walls
[printed name]

My commission expires: 10/21/2018

[SEAL]

K. LEIGH WALLS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $7,911,140.74.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2018.

NOTARY PUBLIC

My Commission expires: 10/21/2018

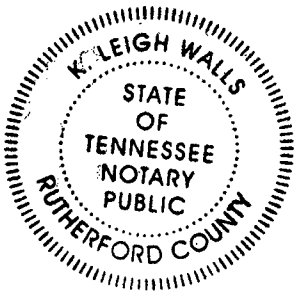


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Four-Forty Center Section 3, as shown on plat of record in Plat Book 9700, page 527, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Corrections Corporation of America, a Maryland corporation, by Quitclaim Deed of record in Instrument No. 201507130067851, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.

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

3. All matters shown on plat of record in Plat Book 9700, page 527, in the Register's Office of Davidson County, Tennessee.

4. Deed of Conveyance for sanitary sewer lines of record in Book 10208, page 736, and Book 10749, page 278, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10424, page 121, in the Register's Office for Davidson County, Tennessee.

6. Lack of direct access to a controlled access highway, Interstate 440.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Tony Reasons II of The Reasons Company for Bock & Clark on February 28, 2018, last revised March 8, 2018, designated Network Project No. 201800369-001:

   Curbing extending over easterly lot line.

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires _____
Notary' Seal (if on paper)

