SPECIAL WARRANTY DEED	STATE OF Tennessee) COUNTY OF Davidson) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $700,000.00. Subscribed and sworn to before me, this the 30th day of April, 2018. Notary Public My Commission Expires: 1/3/22

Bill Garrett Davidson County
Batch# 87263 DEEDWARRSP
05/01/2018 03:58:24 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20180501-0041333

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
VGF Tennessee, LLC 1015 Bradley Drive, Ste. 4 Springfield, TN 37172	Map-Par. 120-00-0-049.00	New Owner

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, Airways Park,, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto VGF Tennessee, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly margin of McGavock Pike, said point being a total of 461.80 feet from the intersection with Murfreesboro Road, and said point also being 311.8 feet southwardly from the southeasterly corner of the Humble Oil and Refining Company Property, as conveyed to the latter, by deed of record In Book 4052, page 448, Register's Office for said County, and as measured along the said margin of McGavock Pike; thence around a curve to the right of 924.93 foot radius, a distance of 467.40 feet to a point on the westerly margin of McGavock Pike; thence South 43 deg. 25' West, 49.18 feet with the westerly margin of McGavock Pike to a point, said point being the point of curvature of a curve to the left having a radius of 911.45 feet; thence with said curve of 911.45 foot radius, a distance of 164.11 feet, more or less, to a point on the westerly margin of McGavock Pike; thence North 87 deg. 05' West 356.75 feet with a line to a point on the easterly margin of the L & N Railroad Spur to Avco; thence northwardly with a curve to the left of 8874.5 foot radius, a distance of 562.72 feet to a point on the said easterly margin of the L & N Railroad Spur; thence North 17 deg. 58' East,

160.4 feet with said easterly margin to a point on the easterly margin of said railroad spur; thence South 72 deg. 35' East, 547.6 feet with a line to a point on the westerly margin of McGavock Pike, said point being the point of beginning, containing 6.98 acres, more or less.

Included in the above but specifically excluded therefrom is that portion thereof included within the land described in the deed from Jack K. Byrd and Hortense Medlin, Co-Executors of the Estate of James M. Medlin to Sunbelt Property Group, Inc. of record In Book 6344, page 967, Register's Office for said County.

Being the same property conveyed to AIRWAYS PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 485 PROPERTIES, LLC, A DELAWARD LIMITED LIABILITY COMPANY, of record as Instrument No. 20060706-0080556, dated June 28, 2006, said Register's Office.

This is unimproved property located at 3325 McGavock Pike, Nashville, Davidson County Tennessee 37217.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2017 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 27 day of April, 2018.

GRANTOR:

Airways Park, LLC,
a Tennessee limited liability company

By: _____
Title: President

STATE OF Florida)
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Dennis Udwin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Airways Park, LLC, a Tennessee limited liability company, and as such President being authorized to do so, signed the name of the limited liability company by himself as such President

WITNESS my hand and seal at office this 27 day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

Notary Public State of Florida
Leesa M White
My Commission GG 194445
Expires 03/11/2022