Bill Garrett Davidson County
Batch# 114277 DEEDWARRSP
07/10/2018 10:34:50 AM 4 pgs
Fees: $23.00 Taxes: $14,615.00
20180710-0066417

This Instrument Prepared By:
Marcy E. Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

New Owner	Send Tax Bills To	Map-Parcel No.
Y World Investment, LLC 721 Green Hill Blvd Brentwood, TN 37027	Y World Investment, LLC 721 Green Hill Blvd Brentwood, TN 37027	162 289.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Nine Hundred Fifty Thousand and No/100 Dollars ($3,950,000.00).

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2018.

BETTINA ANGOTITA NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires May 3, 2021

Notary Public

My Commission Expires: May 3, 2021

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **BLUE DOG INVESTMENTS**, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Y WORLD INVESTMENT, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Mill Creek Village, 3rd Revision of Lot 2, of record as Instrument No. 20090505-0040967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to **BLUE DOG INVESTMENTS,** a Tennessee general partnership, by Special Warranty Deed from Mill Creek Associates, G.P., a Georgia general partnership, dated November 21, 2005, of record in Instrument Number 20051123-0141957, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in Exhibit A attached hereto.

The legal description set forth above is the same as the legal description contained in the previous deed of record.

This is improved property commonly known as Mill Creek Shopping Center, 1309 Bell Road, Antioch, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 6th day of July, 2018.

[Signature appears on separate page]

GRANTOR:

BLUE DOG INVESTMENTS,
a Tennessee general partnership

By: _____
Kelly McCreight, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **KELLY MCCREIGHT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **GENERAL PARTNER** of **BLUE DOG INVESTMENTS**, a Tennessee general partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained as a General Partner of and on behalf of **BLUE DOG INVESTMENTS**, a Tennessee partnership.

Witness my hand and seal, this the 2nd day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: January 6, 2020

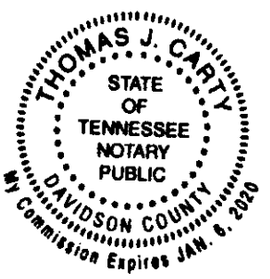


EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Any and all matters as shown on the plat of record in Instrument Number 20090505-0040967; Instrument Number 20040122-0008739; and Instrument Number 20011228-0143701, RODC,TN.

3. Any and all matters set forth in Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument Number 20011116-0125963; as amended in Instrument Number 20020322-0035168, RODC, TN.

4. Terms of Lease more particularly described and memorialized in that Memorandum of Lease by and between Mill Creek Associates, G.P., and Walgreen Co., of record in Instrument Number 20011116-0125964; as ratified in Ratification Agreement of record in Instrument Number 20021112-0139539, RODC, TN.

5. Declaration of Drainage Easement of record in Instrument Number 20011116-0125961; and in Instrument Number 20020322-0035170.

6. Stormwater Detention Agreement by and between Mill Creek Associates and Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20011120-0127358.

7. Subject to Stormwater Detention Agreement by and between Blue Dog Investments and Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070312-0029656.

8. Subject to rights of tenants, as tenants only, under recorded or unrecorded leases.