SPECIAL WARRANTY DEED

TO: 213-217 Maplewood Lane LLC,
a Tennessee limited liability company

FROM: Downside Risk Professional Properties, GP,
a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To: .	Map/Parcel Numbers
213-217 Maplewood Lane LLC 1407 Sweetbriar Avenue Nashville, TN 37212	Same	Map 105-02, Parcel 509

Bill Garrett Davidson County
Batch# 125027 DEEDWARRSP
08/06/2018 04:01:10 PM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20180806-0077284

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $4,000,000.00.

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 1 day of August, 2018.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Downside Risk Professional Properties, GP,** a Tennessee general partnership (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **213-217 Maplewood Lane LLC,** a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 213-217 West Maplewood Lane, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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, Seller has caused this deed to be executed effective as of the 1 day of August, 2018.

SELLER: Downside Risk Professional Properties, GP,
a Tennessee general partnership

By: David Liles

David Liles
Title: Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Trent Lehman, a Notary Public in and for the County and State aforesaid, personally appeared David Liles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Partner of Downside Risk Professional Properties, GP, a Tennessee general partnership, the within named bargainor, and that he/she as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of August, 2018.

Notary Public

My Commission Expires: 11/14/21

COUNTY OF WILLIAMSON J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No(s). 100 and 200, together with the appurtenant interest in the common elements of Maplewood Business Park , a horizontal property regime established by Master Deed , of record as Instrument No. 20061122-0145440 Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being part of the same property conveyed to ECKHARDT EXCHANGE CORPORATION from WILLIAM M. COATS by deed of record as Instrument No. 20040903-0106868, dated August 31, 2004, said Register's Office. Said property was further conveyed to MICHAEL E. YOUNG and wife, DEBRA K. LUX-YOUNG from ECKHARDT EXCHANGE CORPORATION by quitclaim deed of record as Instrument No. 20050428-0047596, dated April 28, 2005, said Register's Office and further conveyed to DOWNSIDE RISK PROFESSIONAL PROPERTIES from MICHAEL E. YOUNG and wife, DEBRA K. LUX-YOUNG by quitclaim deed of record as Instrument No. 20050708-0079174, dated May 28, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2018 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

2. Matters shown on the Plan of record as Instrument No. 20050826-0102691, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6161, page 351, and as Instrument No. 20050916-0111520, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument Nos. 20021125-0145932, 20050228-0021754, and 20050218-0018417, said Register's Office.

5. Easement granted to Bellsouth Telecommunications of record as Instrument No. 20090330-0028273, said Register's Office.

6. Dedication of Joint Access Easement; Agreement for Maintenance of record as Instrument No. 20140227-0016845, said Register's Office.

7. Restrictive Covenants contained in instrument of record as Instrument No. 20021105-0135804, said Register's Office.

8. Master Deed of record as Instrument No. 20061122-0145440, said Register's Office.