SPECIAL WARRANTY DEED

FROM: VIII FS Nashville, L.L.C.

TO: 330 Wallace Partners, LLC

This instrument was prepared by:
Casareale & Partners
1000 Brickell Avenue, Suite 920
Miami, Florida 33131
Attn: Anthony Casareale, Esq.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
330 Wallace Partners, LLC 700 12th Avenue South, Ste 302 Nashville, Tennessee 37203	Same	14704018300

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $3,017,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of August 2018.

Notary Public

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019

SPECIAL WARRANTY DEED

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 of which is hereby acknowledged, **VIII FS NASHVILLE, L.L.C.**, a Delaware limited liability company (hereinafter called the "Grantor") has bargained and sold, and by these presents does transfer, sell and convey unto **330 WALLACE PARTNERS, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

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

Bill Garrett Davidson County
Batch# 129600 DEEDWARRSP
08/16/2018 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $11,162.90
20180816-0081020

The Property is improved property located at 330 Wallace Road, Nashville, Davidson County, Tennessee 37211.

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

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit B), 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 deed to be executed effective as of the 10TH day of August, 2018.

GRANTOR: **VIII FS NASHVILLE, L.L.C.,**
a Delaware limited liability company

By:_____
Name: James Rizzo
Title: Vice President

STATE OF District of Columbia
)
COUNTY OF _____)

Before me, Chang Ho Choi, a Notary Public in and for the County and State aforesaid, personally appeared James Rizzo, 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 Vice President of VIII FS NASHVILLE, L.L.C., a Delaware limited liability company, the within named bargainor and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of James Rizzo by himself as Vice President.

Witness my hand and seal at office in District of Columbia,
this 10TH day of August, 2018.

_____
Notary Public

CHANG HO CHOI
My Commission Expires June 14, 2019

My Commission Expires:_____

CHANG HO CHOI NOTARY PUBLIC EXP. 6-14-2019 400022031 DISTRICT OF COLUMBIA

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No 3 as shown on Wallace Road Subdivision of record as Instrument No. 200210240130456, Register's Office for Davidson County, Tennessee, located between Harding Place on the north and Wallace Road on the south and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Wallace Road at the southeast corner of herein described lot, being the southwest corner of H. F. Nelson, Et Ux. of record In Book 2646, page 229, R O D C;

Thence, with said margin and curve concave to the south having a central angle of 12 deg. 51 min. 04 sec., a radius of 1,455.30 feet and a chord of South 76 deg. 06 min. 03 sec. West, 325.73 feet for an arc length of 326.41 feet to an iron pin;

Thence, South 69 deg. 23 min. 19 sec. West, 226.71 feet to an iron pin;

Thence, leaving said margin with the east line of H.C.A. Realty, Inc., of record in Instrument No. 00090688176, R.O.D.C., North 08 deg. 31 min 37 sec. East 147.43 feet to an iron pin;

Thence, North 62 deg. 08 min, 02 sec. West 96.36 feet to an iron pin in the easterly margin of Recovery Road;

Thence, with said margin and a curve concave to the west having a central angle of 64 deg. 45 min. 00 sec., a radius of 155.00 feet and a chord of North 44 deg. 01 min 53 sec. East, 165.99 feet for an arc length of 175.17 feet to an iron pin;

Thence, with a curve concave to the east having a central angle of 61 deg 17 min. 34 sec., a radius of 30.00 feet and a chord of North 42 deg. 18 min 10 sec. East, 30.58 feet for an arc length of 32.09 feet to an iron pin in the south margin of Harding Place;

Thence, with a curve concave to the north having a central angle of 08 deg. 42 min. 38 sec., a radius of 1,482.40 feet and a chord of North 68 deg. 35 min. 39 sec East, 225.15 feet for an arc length of 225.36 feet to an iron pin;

Thence, North 64 deg. 14 min. 20 sec. East, 73.55 feet to an iron pin;

Thence, North 73 deg. 03 min. 29 sec. East, 97.84 feet to an iron pin;

Thence, North 64 deg. 14 min. 20 sec. East,15.88 feet to an iron pin at the northwest corner of aforementioned H.F. Nelson;

Thence, with Nelson South 12 deg. 31 min. 05 sec. East, 332.20 feet to the point of beginning.

Being the same property conveyed to VIII FS Nashville, L.L.C., a Delaware limited liability company, by Substitute Trustee's Deed of record in Instrument No. 20121026-0098573, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2018, a lien not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Plat Instrument No. 20021024-0130456, Register's Office for Davidson County, Tennessee:

   a. Easement and rights retained in Metropolitan Ordinance No. BL2001-847.
   b. Minimum set back lines.

3. Stormwater Detention Agreement of record in Instrument No. 20050506-0051420, Register's Office for Davidson County, Tennessee.

4. Rights retained in Metropolitan Council Bill No. BL2001-847, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

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

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX