Prepared by and Return to:	**Property Owner:**	**Property Address:**	**Mail Tax Bills To:**	**Tax Parcel No(s).:**
Jason A. Strain, Esq. Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103	TTS&H, LLC 301 W. Tecumseh, Suite 200, Norman, Oklahoma 73072	2315 Gallatin Pike North, Madison, Tennessee 37115	TTS&H, LLC 301 W. Tecumseh, Suite 200, Norman, Oklahoma 73072	026-15-0-047.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 22 day of August, 2018, by and between **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, a national banking association whose address is 165 Madison Avenue, Memphis, TN 38103 (hereinafter referred to as "Grantor"), and **TTS&H, LLC,** an Oklahoma limited liability company, whose address is 301 W. Tecumseh, Suite 200, Norman, Oklahoma 73072(hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Madison, Davidson County, Tennessee to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Bill Garrett Davidson County
Batch# 132119 DEEDWARR
08/22/2018 04:04:55 PM 5 pgs
Fees: $28.00 Taxes: $3,274.50
20180822-0083446

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Sherron Plummer
Name: Sherron Plummer
Title: Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Cheryl Bell, a Notary Public in and for the State and County aforesaid, personally appeared Sherron Plummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that she as such Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Vice-President.

WITNESS my hand and seal at office, on this the 21st day of August, 2018.

Notary Public

My Commission Expires:
May 10, 2020

CHERYL BELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MAY 10, 2020

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Eight Hundred Eighty-Five Thousand and 00/100 Dollars ($885,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2018.

Notary Public

My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

Land lying and being in Davidson County, Tennessee and further described as follows:

Lot 1 on the "FINAL PLAT OF THE RESUBDIVISION OF LOT 2 OF NORTHSIDE MARKETPLACE" dated March 15, 1999, recorded in Plat Book 9700, page 894 in the Register's Office, Davidson County, Tennessee.

Being property described in a Special Warranty Deed to the Grantor dated April 22, 1999, recorded April 23, 1999, and recorded at Book 11445, Page 430, Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. All matters that would be shown by an accurate and complete survey of the Real Estate.

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

3. Matters shown on the Plan of record in Book 9700, page 894, Register's Office of Davidson County, Tennessee.

4. Declaration of Easements and Restrictive Covenants of record in Book 10621, page 402, Register's Office of Davidson County, Tennessee.

5. Declaration of Easements, Covenants and Restrictions for Northside Marketplace of record in Book 11445, page 402, Register's Office of Davidson County, Tennessee.

6. Terms and Provisions of Reciprocal Easement and Operating Agreement of record in Book 10478, page 333, as amended by First Amendment to Reciprocal Easement and Operating Agreement, of record in Book 10884, page 749 and by Second Amendment to Reciprocal Easement and Operating Agreement of record as Instrument No. 20140324-0023930, Register's Office of Davidson County, Tennessee.

7. Telephone Lines Easement to Southern Bell Telephone and Telegraph Company, of record in Book 1710, page 563, Register's Office of Davidson County, Tennessee.

8. Terms and Provisions of Memorandum of Lease between Davevest Associates Limited Partnership and The Sports Authority, Inc., a Delaware Corporation, of record in Book 10885, page 831, Register's Office of Davidson County, Tennessee.