This instrument prepared by:
Greenberg Traurig, LLP
3333 Piedmont Rd NE, Ste 2500
Atlanta, GA 30305
Attn: Jordan Lewis

Bill Garrett Davidson County
Batch# 133454 DEEDWARRSP
08/27/2018 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180827-0084495

SPECIAL WARRANTY DEED

Address of New Owner and Send Tax Bills To:
c/o Skyline Seven Real Estate
800 Mt. Vernon Highway NE, Suite 425
Atlanta, GA 30328
Attn: Kenny Holzer

Map and Parcel No: 05108001900

FOR AND IN CONSIDERATION of the sum of Zero dollars and no/100 ($0.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **AARON'S, INC. f/k/a AARON RENTS, INC.**, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto **AARON VENTURES I, LLC,** the Grantee herein, its successors, heirs and assigns, that certain improved real estate located on 1030 Gallatin Pike, in Madison, Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to sell and convey the same, and that the same is unencumbered, except for (i) any taxes not yet due but constituting a lien which are assumed by Grantee and (ii) the matters described on Exhibit B.

Grantor further covenants and binds its, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

[SIGNATURES APPEAR ON NEXT PAGE]

Witness our hand as of the 15th day of August, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

AARON'S, INC., a Georgia limited liability company

By: _____
Name: Robert Kamerschen
Title: EVP General Counsel & Corporate Secretary

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert W. Kamerschen, 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 Executive Vice President, General Counsel and Corporate Secretary of Aaron's, Inc., a Georgia corporation, the within named bargainor, and that Robert W. Kamerschen, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Atlanta, Georgia, this 15th day of August, 2018.

Susan Turner Hudson
Notary Public

My Commission Expires: 04/05/2021

STATE OF GEORGIA
COUNTY OF COBB

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this the 15th day of August, 2018.

Susan Turner Hudson
Notary Public

My commission expires: 04/05/2021

SUSAN TURNER HUDSON NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 04-05-2021

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at a point in the westerly margin of Gallatin Pike, said point being the Northeast corner of the property conveyed to Park Development Company (now Union Realty Company by merger) by deed from Linnie Farris Mitchell Clift, of record in Book 3278, Page 435, Register's Office for Davidson County, Tennessee; thence, leaving the margin of Gallatin Pike, North 63 deg, 35' West 239.26 feet to a point; thence, North 29 deg. 20' East, 52.63 feet a point; thence, North 60 deg. 26' West 14.43 feet to a concrete monument, said monument being the Southeast corner of the property conveyed to U-Haul Company of Nashville, of record in Book 5136, Page 215, Register's Office for Davidson County, Tennessee; thence, along its line North 29 deg. 00' East, 100.00 feet to an iron pin, said iron pin being in the Southwest corner of Lot 1-B on the Plan of the Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, South 61 deg. 00' East 254.50 feet to a lead plug in the westerly margin of Gallatin Pike, said lead plug being in the Southeast corner of Lot 1-A on the Plan of Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, along the westerly margin of said Gallatin Pike, South 29 deg. 33' West 142.00 feet to the POINT OF BEGINNING.

BEING all of the same property conveyed to Nashville Furniture Co., a corporation organized and existing under the laws of the State of Georgia by Deed dated August 31, 1989 from Sterchi Bros. Stores, Inc., a corporation organized and existing under the laws of the State of Delaware, of record in Book 7928, Page 280, said Register's office. Nashville Furniture Co., a Georgia corporation merged with and into Rhodes, Inc., a Georgia corporation by Certificate of Merger, of record in Book 8147, Page 657 and Book 8147, Page 669, said Register's office. The said property was further conveyed to Aaron Rents, Inc. by Quitclaim Deed dated December 17, 2001 from Rhodes, Inc., of record in Instrument No. 20020107-0002323, said Register's Office.

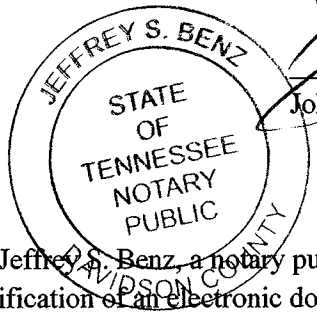
EXHIBIT B

Permitted Title Exceptions

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

2. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3340, Page 246, Register's Office for Davidson County, Tennessee and Exceptions to Easement, of record in Book 3926, Page 421, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019