SPECIAL WARRANTY DEED

TO: Willcam Properties, LLC,
a Tennessee limited liability company

FROM: George N. Spiva

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
Willcam Properties, LLC P.O. Box 122 Brentwood, TN 37024	Same	Map 103-01, Parcel 19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,966,000.00.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 30th 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, **George N. Spiva** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Willcam Properties, 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 6399 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

Bill Garrett Davidson County
Batch# 135696 DEEDWARRSP
08/31/2018 03:49:17 PM 4 pgs
Fees: $23.00 Taxes: $10,974.20

20180831-0086793

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 30th day of August, 2018.

SELLER:

George N. Spiva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of August, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Map entitled Jackson-Shepherd, of record in Book 4660, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GEORGE N. SPIVA, by deed from CHARLOTTE PIKE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, of record in Instrument No. 20140701-0057908 and by quitclaim deed of record in Instrument No. 20140701-0057909, dated June 20, 2014, 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. Memorandum of Lease of record in Instrument No. 20070302-0026262, said Register's Office.

3. Memorandum and Assignment of Lease of record in Instrument No. 20140703-0058946, said Register's Office.

4. Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20070508-0055337, said Register's Office.

5. Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20140701-0057911, said Register's Office.

6. Matters shown on the Plan of record in Plat Book 4660, page 139, said Register's Office.

7. Easements granted to Metro Government by Agreed Final Order of record in Book 6077, page 440, said Register's Office.

8. Storm Water Detention Agreement of record in Instrument No. 20060615-0071546, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060608-0068036 and Instrument No. 20060615-0071535, said Register's Office.