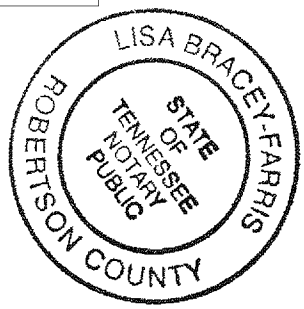
Karen Y Johnson Davidson County
Batch# 140936 DEEDWARRSP
09/14/2018 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20180914-0091553



State of Tennessee)
County of Williamson)

The actual consideration or value whichever is greater for this transfer is $3,700,000.00.

Teresa A Bradley
Affiant

Subscribed and sworn to before me, this 12 day of September, 2018.

Lisa Bracey Farris
Notary Public

My Commission expires: 09-26-2020

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
FLT Airport South, LLC 2082 Michelson Dr., 4th Fl Irvine, CA 92612	Map/Par. 134/246	Alliance Tax Advisors 433 E. Las Colinas Blvd Suite 300 Irving, TX 75039

This instrument prepared by: Thomas C. Scott, Tune, Entrekin & White, P.C.
315 Deaderick St, Suite 1700, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Airport South Partners, G.P.**, a Tennessee general **partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **FLT Airport South, LLC**, a Delaware limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference

This is improved property located at 501 Metroplex Dr., Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not further

or otherwise.

Grantor and Grantee are Seller and Buyer, respectively, under a Purchase and Sale Agreement dated as of June 5, 2018 (the "Agreement") providing for the sale and purchase of the Property which Agreement was amended by First Amendment Reinstatement and Assignment of Purchase and Sale Agreement dated as of July 25, 2018 and assigned to Grantee by Assignment and Assumption of Purchase and Sale Agreement dated as of August 24, 2018. The Agreement provides in Section 5.3 that the Property is sold "AS-IS, WHERE IS, WITH ALL FAULTS" and the provisions of said Section 5.3 are incorporated in this Deed.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of September 12, 2018.

GRANTOR:

Airport South Partners, G.P. a Tennessee general partnership

By: RCHMIII, LLC, managing partner

By: _____
Robert C. H. Mathews, III
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAIVDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager, authorized to execute this instrument on behalf of RCHMIII, LLC a limited liability company which is the managing partner of Airport South Partners, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as managing partner of the within named bargainor by himself as Chief Manager.

WITNESS my hand and official seal at office this the 12 TH day of September, 2018.

_____
Notary Public

My commission expires: 3-8-2022

PATRICIA SCHEPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Nine, Metroplex, of record in Book 6900, page 15, Register's Office for Davidson County, Tennessee, and being bounded on the East by Metroplex Drive and Paragon Mills Road; on the South and West by Interstate Highway Number 24; on the North by Lot 2, Section Nine, Metroplex and being more particularly described as follows:

Beginning at the concrete monument at the intersection of the westerly margin of Paragon Mills Road and the southerly margin of Metroplex Drive;

Thence, with the westerly margin of Paragon Mills Road, S 05 degrees 14'26"W, 691.96 feet to a point; thence, leaving said margin, N 71 degrees 22'49"W, 14.57 feet to a concrete right-of-way monument in the easterly margin of Interstate 24; thence, with said margin, N 33 degrees 27'00"W, 669.12 feet to a point; thence, leaving said margin, N 56 degrees 31' 39"E, 409.46 feet to a point, thence, N 33 degrees 28'21"W, 50.00 feet to an iron pin; thence, N 56 degrees 31'39"E, 32.00 feet to a point in the south margin of Metroplex Drive; thence, with said margin S 33 degrees 28'21"E, 190.69 feet to the point of beginning, containing 185,270 square feet or 4.25 acres, more or less.

Together with a parking easement established by the Declaration of Parking Easement and License Agreement of record in Book 11423, Page 1, as amended in Instrument No. 20150702-0064520, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Airport South Partners, G.P., a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20080521-0052295, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes of 2018 which have been prorated between the parties.
2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 15, Register's Office for Davidson County, Tennessee.
3. Declaration of Parking Easement and License Agreement of record in Book 11423, Page 1, as amended in Instrument No. 20150702-0064520, Register's Office for Davidson County, Tennessee.
4. Memorandum and Notice of Lease Agreement by and between GREEN & LITTLE LIMITED PARTNERSHIP, Lessor, and THE LAMAR COMPANIES, Lessee, dated November 1, 2007, of record as Instrument No. 20080114-0004117, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.
5. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, any matters shown on the ALTA/ACSM Land Title Survey prepared by Judy L. Judson, TN RLS No. 1935, Barge Design Solutions., 615 Third Avenue South, Suite 700, Nashville, TN 37210, DATED September 4, 2018.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

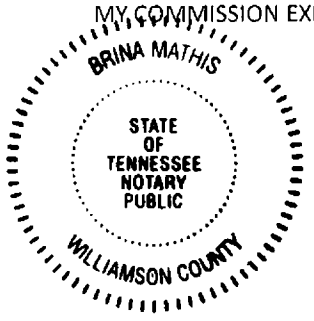
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).