Karen Y Johnson Davidson County
Batch# 146503 DEEDWARRSP
09/28/2018 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $46,620.00
20180928-0096506

FROM: CORECIVIC, INC., a Maryland corporation
TO: MAGNOLIA BURTON HILLS, L.P., a Tennessee limited partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Magnolia Burton Hills, L.P. 3817 Bedford Avenue, Suite 220 Nashville, Tennessee 37215	(same)	Map 131-6-A Parcel 22

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Twelve Million Six Hundred Thousand and No/100 Dollars ($12,600,000.00).

Affiant

Subscribed and sworn to before me, this the 28 day of September, 2018.

Notary Public

My Comm. Expires: 5/6/19

ELIZABETH PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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 and sufficiency of which are hereby acknowledged **CORECIVIC, INC.**, a Maryland corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **MAGNOLIA BURTON HILLS, L.P.**, a Tennessee limited partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 22, ON THE RE-SUBDIVISION PLAT OF TRACT 22 OF BURTON HILLS, AS SHOWN ON PLAT OF RECORD IN BOOK 9700, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CORRECTIONS CORPORATION OF AMERICA, A MARYLAND CORPORATION, BY DEED

OF RECORD IN INSTRUMENT NO. 20150713-0067852, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CORRECTIONS CORPORATION OF AMERICA, A MARYLAND CORPORATION HAVING SINCE CHANGED ITS NAME TO CORECIVIC, INC. AS EVIDENCED BY ARTICLES OF AMENDMENT OF RECORD IN INSTRUMENT NO. _____, SAID REGISTER'S OFFICE.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Real Estate taxes and assessments required to be paid in the year 2018, and subsequent years, a lien, not yet due and payable.

2. All matters shown on plats of record in Book 6900, Page 304 and Book 9700, Page 158, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Covenants, Conditions and Restrictions for Burton Hills Office Park, by Burton Hills Properties, of record in Book 6470, Page 366; as assigned in Book 8967, Page 715, in the Register's Office of Davidson County, Tennessee, and terms and provisions of Developer Approval Agreement, by and between MerTech Development Corporation and Corrections Corporation of America, of record in Book 10251, Page 645, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Reciprocal Rights and Easements, by Burton Hills Properties and Burton Hills Properties Phase II, of record in Book 7703, Page 301, in the Register's Office of Davidson County, Tennessee.

5. Grant of 20' Public Utility Easement from Corrections Corporation of America to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10222, Page 436, in the Register's Office of Davidson County, Tennessee.

6. Rights of Grantor, as tenant only, with no options to purchase or rights of first refusal, pursuant to that certain Lease Agreement dated as of the date hereof by and between Grantor, as tenant, and Grantee, as landlord.

7. Those matters set forth on that certain ALTA/NSPS Land Title Survey prepared by Judy L. Judson, of Barge Design Solutions, dated September 24, 2018.

This is improved property commonly known as 10 Burton Hills Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 28 day of September, 2018.

GRANTOR:

CORECIVIC, INC.,
a Maryland corporation

By: _____
Name: Lucibeth N. Mayberry
Title: Executive Vice President, Real Estate

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lucibeth N. Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executive Vice President, Real Estate of **CORECIVIC, INC.**, a Maryland corporation, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 27th day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 10/29/2019

SHERYL L. R. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

