THIS INSTRUMENT PREPARED BY:

Talbott Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 151173 DEEDWARRSP
10/12/2018 03:22:30 PM 8 pgs
Fees: $43.00 Taxes: $27,195.00
20181012-0101507

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
Accent Metrocenter, LP 3715 Northside Parkway, NW Building 400, Suite 375 Atlanta, GA 30327	New Owner	07011000100 & 0701500400

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ebon Falcon, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Accent Metrocenter, LP**, a Tennessee limited partnership ("**Grantee**"), Grantee's successors, heirs and assigns, certain unimproved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located at **521 & 545 Great Circle Road, Nashville, Davidson County, Tennessee 37228.**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 12 day of October, 2018.

GRANTOR:

Ebon Falcon, LLC,
a Tennessee limited liability company

By: _____
David Black, President

STATE OF TN)
COUNTY OF Davidson)

Before me, Paige Lee of the state and county aforementioned, personally appeared David Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Ebon Falcon, LLC, the within named bargainor, a limited liability company, and that such person acting as President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its President.

Witness my hand and seal, at office, this 9th day of October, 2018.

PAIGE LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-22-20

_____
Notary Public

My Commission Expires: 6.22.2020

STATE OF Georgia
COUNTY OF Cobb

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ACCENT METROCENTER, LP, a Tennessee limited partnership
By: Accent Metrocenter GP, LLC, its General Partner
By: Westplan Investors Group GP, LLC, its Manager

By: C. Robert Carter II [SEAL]
C. Robert Carter, II, Manager

Subscribed and sworn to before me, this 11 day of October, 2018.

Sharon R Chandler
Notary Public
My Commission Expires: 12/6/2021

SEAL

SHARON R CHANDLER
NOTARY PUBLIC
Cobb County
State of Georgia
My Commission Expires 12/06/2021

EXHIBIT A

Legal Description

Tract 1:

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the west margin of Great Circle Road being Lot No. 30 as shown on the Resubdivision of Lots 30 & 30A, Metrocenter, Section 2 of record in Plat Book 7900, page 331, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way of Great Circle Road being the northeast corner of herein described tract;
THENCE, along said right-of-way, S 11 0 19 00" E, 294.04 feet to a concrete monument;
THENCE, with said right-of-way and a curve concave to the east 244.71 feet to an iron pin, said curve having a central angle of 26° 53' 37", a radius of 521.34 feet, a tangent of 124.65 feet, and a chord of S 24° 45' 48" E, 242.47 feet;
THENCE, leaving said right-of-way with the northerly line of property conveyed to Triple Five, LLC, of record in Instrument No. 200212060150690, Register's Office for Davidson County, Tennessee, the following calls:
S 51° 47' 21" W, 60.00 feet to an iron pin; S 77° 07' 00" W, 489.75 feet to a point in an easterly line of property conveyed to Metropolitan Government Rhodes Municipal Park of record in Book 5588, page 393, Register's Office for Davidson County, Tennessee;
THENCE, with said Park property the following calls: N 06° 43' 50" E, 422.28 feet to a point; N 11° 19' 00" W, 159.15 feet to a point;
THENCE, with the southerly line of property conveyed to Ebon-Falcon L.L.C., of record in Instrument No. 200709070107478, Register's Office for Davidson County, Tennessee, N 77° 07' 00" E, 356.00 feet to the Point of Beginning.

Containing 229,412 square feet or 5.27 acres, more or less.

Being the same property conveyed to Ebon Falcon, LLC by Special Warranty Deed from SEV MetroCenter IV, LLC of record in Instrument 20140516-0042379, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Being a parcel of land in Davidson County, Tennessee, located on the west side of Great Circle Road, being Tract No. 32 on the Resubdivision of Lot No. 32, Section 20, MetroCenter, of record in Book 8250, page 765, said Register's Office, and being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way of Great Circle Road, an 84-foot wide public right-of-way and being the southeast corner of the property and common with the northeast corner of Tract 30 of American Realty Trust, Inc., as recorded in Book 11503, Page 900, R.O.D.C.;
THENCE, along said common line, S 77° 07' 16" W, 356.00 feet to a point in an easterly line of Metropolitan Government Rhodes Municipal Park as recorded in Book 5588, Page 393, R.O.D.C.;
THENCE, along said line N 11° 18' 14" W, 339.14 feet to a point on the line of Ebon Falcon, LLC, of record as Instrument No. 20070711-0082810, R.O.D.C.;
THENCE, along said line N 81° 07' 28" E, 356.68 feet to a point on the westerly right- of-way of Great Circle Road and the beginning of a curve to the left;
THENCE, with said right-of-way along said curve 23.05 feet to a point, said curve having a central angle

of 02° 26' 12", a radius of 542.00 feet, a tangent of 11.53 feet and a chord of S 10° 05' 06" E, 23.05 feet to a point;
THENCE, continuing along said right-of-way S 11° 18' 12" E, 291.20 feet to the point of beginning.

Containing 116,267 square feet or 2.669 acres, more or less.

Being the same property conveyed to Ebon-Falcon, LLC, a Tennessee limited liability company by Special Warranty Deed from American Realty Trust, a Georgia corporation of record in Instrument No. 20070907-0107478, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

Tract 1:

1. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 331, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenant in favor of Arby's, Inc. of record in Book 9382, Page 56, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant in favor of Taco Bell Corp., of record in Book 9420, Page 176, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, Page 952, as amended in Book 10602, Page 499, and as affected by Waiver in Instrument No. 200605310063833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Restrictive Covenants of record in Book 4784, Page 659, as amended by Amendment to Protective Covenants and Waiver of Repurchase Right for Metrocenter Tracts, of record in Book 11503, Page 607, Register's Office for Davidson County, Tennessee.
6. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Robert M. Searson, TN RLS No. 1666, as Project No. 554718050, dated June 29, 2018.

Tract 2:

1. Restrictive Covenants of record in Book 4784, Page 659, Book 4829, Page 722, Book 5225, Page 112, Book 5225, Page 120, Book 5242, Page 389, Book 5792, Page 787, Book 7012, Page 61, and Book 7012, Page 62, in the Register's Office for Davidson County, Tennessee.
2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 765, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants in favor of Arby's of record in Book 9382, Page 56, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants in favor of Taco Bell Corp. of record in Book 9420, Page 176, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions in favor of MetroCenter Improvements Association of record in Book 7487, Page 952 as amended in Book 10602, Page 499, in the Register's Office for Davidson County, Tennessee.
6. Deed of Declaration of Easements of record in Book 6281, Page 307, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement of record in Instrument Number 20111017-0080366 in the Register's Office for Davidson County, Tennessee.

8. Lack of direct access to Interstate I-24, a limited access highway.

9. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Robert M. Searson, TN RLS No. 1666, as Project No. 554718050, dated June 29, 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

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(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).