This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Karen Y Johnson Davidson County
Batch# 156104 **DEEDWARRSP**
11/02/2018 10:09:03 AM 5 pgs
Fees: $28.00 Taxes: $9,971.50
20181102-0108740

(1)

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
3LS PROPERTIES, INC. 301 South Perimeter Park Drive Suite 200 Nashville, Tennessee 37211 Attn: _____	[Same]	026-146.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SSI WILSON PIKE, LLC**, a Tennessee limited liability company ("***Grantor***"), does hereby transfer and convey unto **3LS PROPERTIES, INC.**, a Tennessee corporation ("***Grantee***"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "***Property***").

The above-referenced Property is improved property commonly known as 740 Conference Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, subject to the matters set forth on **Exhibit B** hereto;

AND Grantor does further covenant and bind itself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, 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.

(2)

[*Signature and Acknowledgment appear on following page.*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 31 day of October, 2018.

GRANTOR:

SSI WILSON PIKE, LLC, a Tennessee limited liability company

By: _____
Name: Roger L. Brown
Its: Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger L. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

_____
Notary Signature

My Commission Expires: June 12, 2022

SHERRY MITCHELL-FOSTYK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-13-2022

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

The actual consideration or value, whichever is greater for this transfer is $2,695,000.00

Affiant

Subscribed and sworn to before me this the 31 day of October, 2018.

Notary Public

My Commission Expires: June 13, 2022

SHERRY MITCHELL-FOSTYK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-13-2022

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF RESUBDIVISION OF LOT NO. 1, NORTHCHASE AT RIVERGATE, SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED IS THE PROPERTY CONVEYED TO THE CITY OF GOODLETTSVILLE, TENNESSEE AS RECORDED IN INSTRUMENT NO. 20010705-0072003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE SLOPE EASEMENT OF RECORD IN BOOK 8045, PAGE 798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SSI WILSON PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY EVEAN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20040429-0035678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 7900, page 68, in the Register's Office for Davidson County, Tennessee.

3. Easement for Slope of record in Book 8045, page 798, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Easements, Restrictive Covenants, and Owner's Association of record in Book 7278, page 672, as amended in Book 8892, page 227, and in Book 1001, page 609, in the Register's Office for Davidson County, Tennessee.