This Instrument Prepared By: c/o Stewart G. Austin,Jr.; Glankler Brown, PLLC,
Benjamin H. Southard 6000 Poplar Ave., Ste. 400, Memphis, TN 38119
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
RAC Land, LLC 6775 Lenox Center Court, Suite 100 Memphis, Tennessee 38115	[SAME]	03400002400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HIPPODROME REALTY, INC.**, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **RAC LAND, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located 1425 Gallatin Pike North, Nashville, Davidson County, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me this the 9 day of November, 2018.

Notary Public

LESLIE HAUSE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 12-07-2020

Karen Y Johnson Davidson County
Batch# 162436 **DEEDWARRSP**
11/19/2018 03:07:43 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00

20181119-0113870

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the ____ day of November, 2018.

GRANTOR:

HIPPODROME REALTY, INC., a
Tennessee corporation

By: Robert S. McAdams, President
Robert S. McAdams, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Robert S. McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Hippodrome Realty, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand and seal at office this 8 day of November, 2018.

Stephanie Barrie
Notary Public

My Commission Expires:

7.9.22

STATE OF TENNESSEE NOTARY PUBLIC
STEPHANIE BARRIE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

EXHIBIT "A"

A PARCEL OF LAND LYING IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PROPERTY IDENTIFIED BY THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY AS HAVING PARCEL ID 03400002400, AND BEING PART OF THE PROPERTY CONVEYED TO HIPPODROME REALTY, INC. AS DESCRIBED IN DEED BOOK 4418, PAGE 394 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) OF DRY CREEK ROAD, THE WESTERLY R.O.W. OF GALLATIN PIKE NORTH, AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH SAID GALLATIN PIKE R.O.W. S 20° 36' 42" W A DISTANCE OF 991.31 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHEASTERLY CORNER OF THE YOON PROPERTY AS DESCRIBED IN INSTRUMENT # 20001023-0105137 R.O.D.C.; THENCE LEAVING SAID R.O.W. AND WITH THE YOON PROPERTIES NORTHERLY LINE N 81° 18' 21" W A DISTANCE OF 304.05 FEET TO A CONCRETE MONUMENT FOUND IN THE WESTERLY LINE OF THE PROPERTY CONVEYED TO THE LOUISVILLE & NASHVILLE RAILROAD COMPANY IN DEED BOOK 362, PAGE 227 R.O.D.C. AND BEING THE NORTHWESTERLY CORNER OF SAID YOON PROPERTY; THENCE LEAVING SAID YOON PROPERTY WITH SAID RAILROAD PROPERTIES EASTERLY LINE N 7° 12' 38" E A DISTANCE OF 972.22 FEET TO A MAG NAIL FOUND IN SAID SOUTHERLY R.O.W. OF DRY CREEK ROAD; THENCE LEAVING SAID RAILROAD R.O.W. WITH THE R.O.W. OF DRY CREEK ROAD S 81° 05' 47" E A DISTANCE OF 533.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.34 ACRES, MORE OR LESS.

EXHIBIT "B"

1. Taxes and assessments for the year 2019, a lien not yet due and payable.

2. Electric power Easement(s) of record in Book 3281, Page 39 in the Register's Office for Davidson County, Tennessee.

3. Right of Railroad Agreements of record in Book 362, Page 227; and Book 382, Page 434 in the Register's Office for Davidson County, Tennessee.

4. All matters shown on that certain ALTA/NSPS Land Title Survey dated November 1, 2018, prepared by James R. Cooley with Civil & Environmental Consultants, Inc., bearing Project Number 184-783.

5. Rights of tenant in possession pursuant to an unrecorded lease.