ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
443 Donelson Pike, LLC Attn: Tom Keenan 104 East Park Drive, Suite 106 Brentwood, TN 37027	Same as New Owner	096-13-0-187.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BLB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 which are hereby acknowledged, **POINT PLACE I INVESTMENT PARTNERS**, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **443 DONELSON PIKE, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, 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 those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 441 Donelson Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

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

[Signature on the following page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,495,000.00.

Affiant

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

Notary Public
My Commission Expires: 11-8-21

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Karen Y Johnson Davidson County
Batch# 174439 DEEDWARRSP
12/14/2018 02:22:39 PM 5 pgs
Fees: $28.00 Taxes: $46,231.50

20181214-0121949

4839-1351-1298.1
12/12/2018

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 13th day of December, 2018.

POINT PLACE I INVESTMENT PARTNERS
a Tennessee general partnership

By: Eastbay Capital, LLC,
a Delaware limited liability company
Its Manager

By:_____
Terry L. Hallemann, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry L. Hallemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Eastbay Capital, LLC, a Delaware limited liability company, the Manager of Point Place I Investment Partners, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 12th day of December, 2018.

Brooke Baird
Notary Public

My Commission Expires:

Jan 8, 2019

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

EXHIBIT A

(LEGAL DESCRIPTION)

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Point Place Business Park as of record in Plat Book 5200, page 481, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an existing iron pin set on the east right-of-way line of Donelson Pike at this point an 80-foot wide street, said point is the northwest property comer of this tract and the southwest property comer of Hailey Tract Subdivision as of record in Plat Book 4350, page 157, R.O.D.C., Tennessee and proceeding as follows:

1. From the point of beginning and with the common property line of Hailey and Point Place Business Park - Lot No. 1 as of record in Plat Book 5200, page 481, R.O.D.C., Tennessee and this tract and leaving the east right-of-way line of Donelson Pike, S 84°10' 30" E 540.68 feet to an iron pin set; thence,

2. S 05° 49' 30" W 581.65 feet to an existing iron pin. Said point is in the southeast property corner of this tract; thence,

3. Leaving the west property line of Lot No. 2 of Point Place Business Park and with the common property line of Frank K. Bellar Property as of record in Deed Book 5658, page 557, R.O.D.C., Tennessee and Donelson Square Property parcel 181, as of record in Deed Book 4955, page 80, R.O.D.C., Tennessee, N 85° 30' 38" W 300.00 feet to an iron pin set; thence,

4. With the common property line of George P. Morris as of record in Deed Book 4962, page 402, R.O.D.C., Tennessee, and this tract for the next two (2) calls, N 4° 29' 22" E. 9.11 feet to an iron pin set; thence,

5. N 85° 30' 38" W 75.00 feet to a P.K. nail set; thence,

6. Leaving Morris' north property line and with the common property line of Tenneco Site No. 1 as of record in Plat Book 4350, page 111, R.O.D.C., Tennessee and this tract for the next two (2) calls, N 4° 29' 22" E 10.00 feet to a P.K. nail set; thence,

7. N 84 ° 44' 47" W 3.90 feet to an iron pin set; thence,

8. Leaving Tenneco Site No. 1 property and with the common property line of Donelson Square, Parcel 180, as of record in Deed Book 4955, page 80, R.O.D.C., Tennessee and this tract for the next two (2) calls, N 00° 45' 56" E 106.55 feet to an iron pin set; thence,

9. N 85° 50' 45" W 20.00 feet to an existing P.K. nail; thence,

10. Leaving Donelson Square property and with the common property line of Loretta Lynn's Western Stores, Inc. as of record in Deed Book 5085, page 70, R.O.D.C., Tennessee and this tract for the next three (3) calls, N 5° 45' 32" E 64.51 feet to an existing iron pin; thence,

11. N 7° 55' 06" E 30.00 feet to an existing iron pin; thence,

12. N 82° 44' 40" W 199.99 feet to an existing iron pin on the east right-of-way line of Donelson Pike as widened. Said point is the northwest property corner of Lynn's and the southwest property corner of this tract; thence,

13. With the east right-of-way line of said road and with a 1392.40-foot radius curve to the right a length of 343.23 feet to an iron pin set. Said curve has a chord bearing and a distance of N 15° 35" 50.5" E 342.363 feet; thence,

14. Continuing with said right-of-way line N 22° 39' 33" E 30.19 feet to the point of beginning and containing 299,819.00 square feet or 6.883 acres, more or less.

Being the same property conveyed to POINT PLACE I INVESTMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from AP-SOUTHEAST POINT PLACE LP, A DELAWARE LIMITED PARTNERSHIP, of record in Instrument No. 20070112-0005072, dated January 7, 2007, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 096-13-0-187.00

2. Matters shown on the Plan of record in Plat Book 5200, Page 481, said Register's Office.

3. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 5998, Page 424, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5078, Page 386, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6145, Page 247, said Register's Office.

6. Easement for a water line of record in Book 1760, Page 419, said Register's Office.