This instrument prepared by:

Andy McRee, Esq.
SunTrust Bank
303 Peachtree Street, NE, 9th Floor
Mail Code: GA-ATL-0643
Atlanta, Georgia 30308

Karen Johnson Davidson County
Batch# 228263 DEEDWARRSP
05/10/2019 09:12:56 AM 4 pgs
Fees: $23.00 Taxes: $17,205.00
20190510-0043952

Name and Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
C/o GBT Realty Corporation 9010 Overlook Boulevard Brentwood, TN 37027 Attn: J. Evan Gower	New Owner	117 14 0 066.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **SUNTRUST BANK**, a Georgia banking corporation, successor in interest to Third National Bank in Nashville ("**Grantor**"), does hereby bargain, sell, transfer and convey unto **GTOM GH-1, LLC**, a Tennessee limited liability company ("**Grantee**"), the parcel or parcels of real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A**, including without limitation, all rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements (excluding without limitation the automated teller machine and any trade fixtures, security equipment, lighting, or signage used by the Seller in connection with its business operations at the Property) located on said real estate, and all of the Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real estate (collectively, the "**Property**"):

This conveyance is made subject to (i) the lien of real estate taxes for 2019, which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the same, together with all appurtenances, estate, title and interest belonging to Grantee, its heirs, successors and assigns, forever.

Grantor covenants that it has full power and lawful authority to sell and convey the Property and it will warrant and defend the title against the lawful claims of all persons claiming the same by, through or under Grantee (except for the Restriction and the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 9 day of May 2019.

SUNTRUST BANK, a Georgia banking corporation

By: Kristin T Stone
Name: Kristin Stone
Title: First Vice President

STATE OF Virginia
COUNTY OF Henrico

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Kristin Stone to me known (or proved to me on the basis of satisfactory evidence) to be the First Vice President of SunTrust Bank, a Georgia banking corporation, the within named Grantor, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

WITNESS my hand at office this 7 day of May, 2019.

QUINTON SEAN MCDOUGALD
Notary Public
Commonwealth of Virginia
Registration No. 7796622
My Commission Expires May 31, 2022

Notary Public

My Commission Expires: 5/31/2022

STATE OF Tennessee
COUNTY OF Davidson

I, George Tomlin, as the Manager of **GTOM GH-1, LLC**, a Tennessee limited liability company, the herein Grantee, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $4,650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. In addition, I acknowledge and agree that the Property shall be subject to the foregoing restrictions and covenants.

Subscribed and sworn to before me this 7th day of May, 2019.

Kim Hurst
Notary Public

My Commission Expires: 5/2/22

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

GTOM GH-1, LLC, a Tennessee limited liability company

By: _____
Name: George Tomlin
Title: Manager

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 12 on the Plan of the Andrew Castleman Lands, as of record in Minute Book "J", page 30, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 3, 1955, as follows:

Beginning on the westerly margin of the Hillsboro Road at a point 404.5 feet north of the northerly margin of the Abbott Martin of Road; thence North 87 deg. 45' West 110 feet; thence North 8 deg. 15' East 114.5 feet; thence South 87 deg. 43' East 152 feet to the westerly margin of Hillsboro Road; thence with said Road South 22 deg. 30' 122 feet to the beginning.

Being the same property conveyed to THIRD NATIONAL BANK IN NASHVILLE, by deed from WILLIAM C. WEAVER, JR. AND W.H. CRISWELL, of record in Book 2143, page 477, dated April 22, 1953, said Register's Office.

TRACT 2

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Hillsboro Road and located north of Abbott-Martin Road, more particularly described as follows:

Beginning at a point on the westerly margin of Hillsboro Road, said point being 534 feet, more or less, from the intersection of Abbott-Martin Road and Hillsboro Road;

Thence, North 85 deg. 20' West, 108.6 feet;

Thence, North 02 deg. 13' East, 125.0 feet;

Thence, South 87 deg. 47' East, 4.0 feet;

Thence, South 02 deg. 13' West, 114.5 feet;

Thence, South 87 deg. 47' East 110.0 feet to a Hillsboro Road;

Thence, along said Road, South 22 deg. 09' West, 16.0 feet to the point of beginning.

Being the same property conveyed to THIRD NATIONAL BANK IN NASHVILLE, by deed from INTEREAL COMPANY, A TENNESSEE CORPORATION, of record in Book 5946, page 136, dated September 23, 1982, said Register's Office.