(4)

Special Warranty Deed

FROM: McMurray BPI Partners, LLC, a Delaware limited liability company, Grantor

TO: PAM WH LLC, WHMC LLC, WHRK LLC, and WHFC LLC, each a Tennessee limited liability company, as tenants in common, collectively Grantees

This instrument was prepared by:

Lea W. Stouffer
5427 Henry Midway Road
Henry, Tennessee 38231

Name and Address of New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
PAM WH LLC WHMC LLC WHRK LLC WHFC LLC 2211 Broadway, Apt. 7C New York, NY 10024	Same	16100001100 16103003300

Karen Johnson Davidson County
Batch# 237738 DEEDWARRSP
06/03/2019 01:24:30 PM 6 pgs
Fees: $33.00 Taxes: $56,240.00
20190603-0052612

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is Fifteen Million Two Hundred Thousand and No/100 Dollars ($15,200,000.00).

Affiant Paul Celler, Manager

SUBSCRIBED AND SWORN TO before me, this the 28th day of May, 2019.

Notary Public

ILEANA ESTRADA
Notary Public – State of New York
No. 01ES6343602
Qualified in Bronx County
My Commission Expires 6/13/2020

My Commission Expires: 6/13/2020

FOR AND IN CONSIDERATION OF the sum of Fifteen Million Two Hundred Thousand and No/100 Dollars ($15,200,000.00), the receipt and sufficiency of which are hereby acknowledged, McMurray BPI Partners, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto (a) PAM WH LLC, a Tennessee limited liability company, an undivided 85.5% fee simple tenant in common interest, (b) WHMC LLC, a Tennessee limited liability company, an undivided 7.2143% fee simple tenant in common interest, (c) WHRK LLC, a Tennessee limited liability company, an undivided 3.64285% fee simple tenant in common interest, and (d) WHFC LLC, a Tennessee limited liability company, an undivided 3.64285% fee simple tenant in common interest (each a "Grantee" and collectively the "Grantees"), their successors and assigns, in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 570 McMurray Drive, Nashville, TN 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 30 day of May, 2019.

McMurray BPI Partners, LLC, a Delaware limited liability company

By: BPI Fund, LLC, a Delaware limited liability company, its sole Member and Managing Member

By: CHW Partners, LLC, a Delaware limited liability company, its Managing Member

By: _____
William M. Warfield, its Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared William M. Warfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of McMurray BPI Partners, LLC, a Delaware limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing himself as Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of McMurray BPI Partners, LLC, a Delaware limited liability company.

Witness my hand and seal, at Office, this 22nd day of May, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

A TRACT OF LAND LYING IN THE SIXTH, FORMERLY THE EIGHTH, CIVIL DISTRICT OF DAVIDSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY MARGIN OF MCMURRAY DRIVE, SAID POINT BEING LOCATED SOUTH 87 DEGREES 01 MINUTES 00 SECONDS EAST 213.90 FEET FROM THE CENTERLINE OF NORTH HILSON DRIVE; THENCE LEAVING NORTH MARGIN OF MCMURRAY DRIVE, NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 1282.06 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 08 MINUTES 56 SECONDS EAST 197.20 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF BREWER DRIVE; THENCE WITH SOUTHERLY MARGIN OF BREWER DRIVE, SOUTH 53 DEGREES 55 MINUTES 49 SECONDS EAST 311.57 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN OF BREWER DRIVE AND WITH THE WESTERLY BOUNDARY OF THE PLAN OF WILKERSON HEIGHTS, OF RECORD IN BOOK 2900, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SOUTH 36 DEGREES 04 MINUTES 11 SECONDS WEST 150.30 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 02 DEGREES 48 MINUTES 45 SECONDS EAST 345.32 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 40 DEGREES 40 MINUTES 11 SECONDS EAST 142.10 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 20 DEGREES 06 MINUTES 24 SECONDS EAST 357.85 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 22 DEGREES 16 MINUTES 02 SECONDS EAST 448.19 FEET TO A PK NAIL SET IN A CONCRETE PILLAR LOCATED ON THE NORTHERLY MARGIN OF MCMURRAY DRIVE; THENCE WITH SAID MARGIN OF SAID MCMURRAY DRIVE, NORTH 87 DEGREES 04 MINUTES 36 SECONDS WEST 571.85 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MCMURRAY BPI PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM HERMITAGE GARDENS/WHISPERING HILLS, LIMITED, A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20081024-0106753, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PRIOR DEED.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Lien of 2019 Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the 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, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX