Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
RTC Hill Building LLC Attn: Jeff Hicks 4500 5th Avenue South, Bldg A Birmingham, AL 35222	106-020-064.00	RTC Hill Building LLC Attn: Jeff Hicks 4500 5th Avenue South, Bldg A Birmingham, AL 35222
This instrument prepared by: Sarah K. Laird, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 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 all of which are hereby acknowledged, **WAREHOUSE VENTURES, GP**, a Tennessee general partnership (the "Grantor"), have bargained and sold, and by these presents transfer and convey to **RTC HILL BUILDING LLC**, an Alabama limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is 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 the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 851 Fesslers Parkway, Nashville, Tennessee.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage or square footage situated in the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,925,000.00

Affiant

Subscribed and sworn to before me this 16th day of September, 2019.

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 6/21/2021

05018919.2

Karen Johnson Davidson County
Batch# 286594 DEEDWARRSP
09/17/2019 08:02:30 AM 5 pgs
Fees: $28.00 Taxes: $10,822.50
20190917-0093848

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 16 day of September, 2019.

GRANTOR:

WAREHOUSE VENTURES, GP, a Tennessee general partnership

By: _____
Name: Allen Arender
Title: Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Allen Arender 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 general partner of **Warehouse Ventures, GP, a Tennessee general partnership,** the within-named bargainor, and that he/she, as such General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such General Partner.

WITNESS my hand and seal at office on this the 13th day of September, 2019.

_____
Notary Public

My commission expires: May 9, 2023

MARCY L. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

05018919.2

EXHIBIT A

DESCRIPTION OF PROPERTY

SITUATED in Davidson County, Tennessee and being described as follows, to-wit:

BEING Lot No. 5 on the 2nd Resubdivision of Lot 5 Fesslers Lane Subdivision and Lot 1 Elm Hill Business Center as shown on the Plat of record in Instrument No. 201907180070554, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to Warehouse Ventures, GP, a Tennessee general partnership by deed from Walter E. Hearn and James W. Hearn of record in Instrument No. 201809140091493, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 201907180070554, in the Register's Office of Davidson County, Tennessee.

3. Lack of direct access to I-40, which is a controlled access highway.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by J. Alan Cummings, RLS No. 2351, Crawford & Cummings, P.C., Job No. 19-020, dated April 2, 2019, last revised September 10, 2019:

   a. 20 foot public utility easement with overhead electric lines crossing the Land
   b. Overhead electric lines crossing the southerly portion of the Land
   c. Fence inside and outside the westerly boundary of the Land

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

