This Instrument Was Prepared By,
And After Recording Return To:
Kevin C. Baltz
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 318261 DEEDWARRSP
11/22/2019 07:58:30 AM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20191122-0120520

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Green Hills Commons, LLC c/o Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road Nashville, TN 37215 Attn: Ed Cooper	New Owner	117 10 0 198.00

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 considerations, the receipt of which is hereby acknowledged, **AMERICAN GENERAL REALTY INVESTMENT CORPORATION,** a Texas corporation, successor-in-interest to Third National Company, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to GREEN HILLS COMMONS, LLC, a Tennessee limited liability company (the "Grantee"), its successors, heirs and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property located at 0 Crestmoor Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2019.

AMERICAN GENERAL REALTY
INVESTMENT CORPORATION

By: _____
Name: W. Larry Mask
Title: President

STATE OF Texas)
COUNTY OF Harris)

Before me Pamela Cutsinger, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared W. Larry Mask, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the President of AMERICAN GENERAL REALTY INVESTMENT CORPORATION, a corporation, the within named bargainor, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as such officer.

WITNESS my hand and seal at office this 19 day of November, 2019.

PAMELA CUTSINGER
MY COMMISSION EXPIRES
JUNE 22, 2020
NOTARY ID: 8482037

Pamela Cutsinger
Notary Public
My Commission Expires: 6/22/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me
this 19 day of November, 2019.

Notary Public
My Commission Expires: 7/3/2023

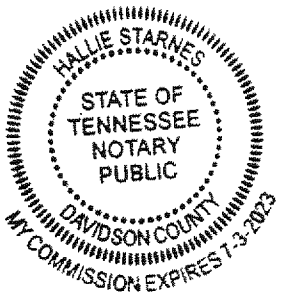


EXHIBIT A

PROPERTY DESCRIPTION

Land in the Urban Services District of the Metropolitan Government of Nashville and Davidson County, being the westerly 50 feet of Lot 10 of Block B on the Plan of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 64 and 65 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to American General Realty Investment Corporation by deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20190702-0064483, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County Taxes for the year 2020, and subsequent years, not yet due and payable.

2. Zoning and building laws, ordinances, resolutions and regulations.

3. Matters shown on the plan of Hillsboro View Development Company's Subdivision of record in Book 974, page 64, said Register's Office.

4. Easement of record in Book 4015, page 412, said Register's Office.

5. Matters at issue in the civil action pending in the Court of Appeal of Tennessee, Case No. M2018-02129-COA-R3-CV between BakerSouth, LLC vs. Green Hills Mall, TRG, LLC, et al.

I, Christina Hall, 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.

Christina Hall

State of Tennessee

County of Shelby

Personally appeared before me, Christina Hall, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

BERESSA BECTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-26-2020

Notary's Signature

MY COMMISSION EXPIRES: 4/26/2020

Notary's Seal (If on paper)