This Instrument Prepared by:
J. MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

Karen Johnson Davidson County
Batch# 321260 DEEDWARRSP
11/27/2019 09:51:31 AM 9 pgs
Fees: $48.00 Taxes: $48,100.00
20191127-0122751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $13,000,000.00.

Cougar Madison Real Property, LLC

David R. Hudson, Manager

ROGER COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES JUNE 24, 2020

Subscribed and sworn to before me this
25th day of November, 2019.

Notary Public

My Commission Expires: 6-24-2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
COUGAR MADISON REAL PROPERTY, LLC, a Tennessee limited liability company 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**COUGAR MADISON REAL PROPERTY, LLC** 225 Seven Farms Drive, Suite 200 Charleston, SC 29492	**Map 026** **Parcels 043.00** **082.00** **148.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **STJ, L.P.**, a Tennessee limited partnership ("**Grantor**"), have bargained and sold and do hereby transfer and convey unto **COUGAR MADISON REAL PROPERTY, LLC,** a Tennessee limited liability company, ("**Grantee**"), its successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee, subject to the matters set forth herein, that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and

convey the same, that the same is unencumbered, and that Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this instrument is effective as of the 25th day of November, 2019.

STJ, L.P., a Tennessee limited partnership

By: _____
Sharon F. Potter, General Partner

By: _____
Jennifer Frensley Webb, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Sharon F. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of STJ, L.P., a Tennessee limited partnership, with within named bargainor, and that she as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name as general partner of STJ, L.P.

WITNESS my hand, at office, this 25th day of November, 2019.

My Commission Expires: 6-24-2020

_____
NOTARY PUBLIC

ROGER COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES JUNE 24, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Jennifer Frensley Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of STJ, L.P., a Tennessee limited partnership, with within named bargainor, and that she as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name as general partner of STJ, L.P.

WITNESS my hand, at office, this 25th day of November, 2019.

My Commission Expires: 6-24-2020



NOTARY PUBLIC

EXHIBIT A

118 Liberty Lane

Parcel 1:

Tract One:

Being parts of Lots Nos. 9 and 10 on the plan of A.L. Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's office for Davidson County, being Lot No. 8 on the plan of H.T. Curtis' Subdivision, not of record, described according to a survey made by W.F. Branch, Surveyor, April 1951, as follows:

Beginning on the easterly margin of Curtis Street at the northwest corner of the property conveyed to W.D. Tidwell, Jr., and wife, by Deed from H.T. Curtis and wife, of record in Book 1976, page 239, said register's office, being the corner of Lots Nos. 7 and 8; thence with the line between two lots North 48 degrees 09' East 376.5 feet, being Tidwell's northeast corner; thence North 28 degrees 10' West 115 feet to southerly margin of a 50 foot proposed roadway; thence with same South 72 degrees West 375 feet to the easterly margin of Curtis Street; thence with the same South 20 degrees 40' East 268 feet to the beginning.

Tract Two:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a Survey by Charles Dewayne Caldwell, Tennessee Land Surveyor License No. 814, dated May 12, 1993, as follows:

Beginning at a point in the northerly margin of Liberty Lane and the southwest corner of the Jordan Family Trust Property, as of record in Book 8865, page 682, Register's office for Davidson County, Tennessee; thence leaving said right of way, North 71 degrees 33 minutes 21 seconds East 376.00 feet to an iron pin in the southerly margin of Curtis Avenue and the easterly rear line of the Jordan Family Trust Property; thence with said rear line, South 28 degrees 00 minutes 00 seconds East, 12.37 feet to an existing nail in pipe; thence South 72 degrees West 375 feet (by deed) 376 feet calculated to the point of beginning (being an existing iron pipe).

Being the same property conveyed to STJ, LP, a Tennessee Limited Partnership, by deed dated December 26, 2013, of record in Instrument No. 20131231-0131265, in the Davidson County Register's Office.

Together with access easement appurtenant to Parcel 1 as set forth in Access Easement of record in Instrument No. 20131001-0103032, Register's Office for Davidson County, Tennessee.

2210 Gallatin Pike

Parcel 2:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete highway monument at the southwest corner of the subject parcel (Map 26 Parcel 82 Davidson County, Tenn.) said point being 375.0 feet, more or less, east of the easterly margin of Liberty Lane and also being the southeast corner of the T.F. Dierson property as evidenced in Deed Book 2026. Page 185 R.O.D.C., Tenn, all points being in the northerly margin of Gallatin Road, Madison, Tenn.; thence leaving said road margin and running with the T.F. Dierson, the Virginia B. Andrews, the Betty B. Hester and the H.G. Haley properties, respectfully North 22 degrees 33' 18" West 689.45 feet to an iron rod (new) at the southeast corner of a 50' right-of-way into the Thomas F. Diskin property as evidenced in Deed Book 4079 Page 368 R.O.D.C., Tenn.; thence running with the T.F. Diskin property North 74 degrees 52' 21" East to an iron rod (new); subject parcel South 22 degrees 33' 18" East 582.18 feet to an iron rod (new) in the northerly margin of Gallatin Road; thence running with the northerly margin of Gallatin Road South 53 degrees 21' 14" West 290.00 feet to the point of beginning and containing 4.11 acres, more or less.

Being the same property conveyed to STJ, LP, a Limited Partnership, by deed dated November 23, 1993, of record in Book 9163, page 401, in the Davidson County Register's Office.

2212 Gallatin Pike

Parcel 3:

Beginning at a new iron rod in the north margin of Gallatin Road (U.S. 31-E) said point being 666.50 feet, more or less, northeasterly from the east margin of Liberty Lane; thence leaving said road margin and running with the northerly line of a 4.11 acre tract (part of the original parcel of record in Deed Book 5957 Page 977 R.O.D.C., Tenn.) North 22 degrees 33' 18" West 582.18 feet to an iron rod in the south boundary of the Thomas F. Diskin property as evidenced in Deed Book 4079 Page 368 R.O.D.C., Tenn.; thence running with said property North 74 degrees 52' 21" East 134.69 feet to an old iron rod at the northwest corner of a tract of land owned by Loyd B. Smith as evidenced in Deed Book 2858 Page 143 R.O.D.C., Tenn.; thence running with said owners west boundary South 22 degrees 26' 40" East 531.50 feet to an old iron rod in the north margin of Gallatin Road; thence running with said north margin South 53 degrees 21' 14" West 290.00 feet to the point of beginning and containing 1.700 acres, more or less.

Being the same property conveyed to STJ, LP, a Tennessee Limited Partnership, by deed dated January 1, 1993, of record in Book 8341, page 125, in the Davidson County Register's Office.

The above described property being more recently described as follows:

PARCEL 43

118 LIBERTY LANE; TITLE PARCEL 1, TRACT 1 & 2

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS PARCEL 43 ON DAVIDSON COUNTY PROPERTY MAP 26. SAID PARCEL IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF LIBERTY LANE APPROXIMATELY 844 FEET NORTH OF GALLATIN PIKE NORTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED, DALE & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF LIBERTY LANE, AT THE SOUTHWESTERLY CORNER OF THE ENTRANCE TO WAL-MART REAL ESTATE BUSINESS TRUST, OF RECORD AS INSTRUMENT NUMBER 200609051095211, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND SHOWN AS LOT 2 ON THE PLAT ENTITLED, PARTITION PLAT OF WAL-MART LIBERTY SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 201311150118339, R.O.D.C.T., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID LIBERTY LANE WITH SAID WAL-MART, NORTH 74 DEGREES 04 MINUTES 53 SECONDS EAST, 375.92 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE NORTHWESTERLY CORNER OF STJ, LP, OF RECORD IN DEED BOOK 9163, PAGE 907, R.O.D.C.T.;

THENCE, LEAVING SAID WAL-MART WITH SAID STJ, LP, SOUTH 25 DEGREES 25 MINUTES 41 SECONDS EAST, 115.00 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, AT THE NORTHEASTERLY CORNER OF LINDA W. HIGHERS, REVOCABLE TRUST, OF RECORD AS INSTRUMENT NUMBER 201602090012291,R.O.D.C.T.; THENCE, WITH SAID LINDA W. HIGHERS, REVOCABLE TRUST, SOUTH 50 DEGREES 48 MINUTES 16 SECONDS WEST, 377.37 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN- SMITH ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF LIBERTY LANE;

THENCE, WITH SAID LIBERTY LANE, NORTH 26 DEGREES 20 MINUTES 07 SECONDS WEST, 266.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 70,424 SQUARE FEET OR 1.62 ACRES, MORE OR LESS.

PARCEL 82

2210 GALLATIN PIKE; TITLE PARCEL 2

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS PARCEL 82 ON DAVIDSON COUNTY PROPERTY MAP 26. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E) APPROXIMATELY 372 FEET NORTH OF LIBERTY LANE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E), AT THE SOUTHEASTERLY CORNER OF JAMES A. CROSSMAN, OF RECORD AS INSTRUMENT NUMBER 201311080116031, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, A.L. MOORES SUBDIVISION OF BILTMORE, OF RECORD IN PLAT BOOK 6900, PAGE 18, R.O.D.C.T., AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID GALLATIN PIKE NORTH, WITH SAID JAMES A. CROSSMAN AND SAID LOT 1 ON THE PLAT ENTITLED, A.L. MOORES SUBDIVISION OF BILTMORE, AND WITH LINDA W. HIGHERS REVOCABLE TRUST OF RECORD AS INSTRUMENT NUMBER 201212040111524, R.O.D.C.T. , WHICH IS SHOWN AS LOT 2 ON THE PLAT ENTITLED, WOOTEN SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 200506030063751, R.O.D.C.T., AND WITH LINDA W. HIGHERS REVOCABLE TRUST, OF RECORD AS INSTRUMENT NUMBER 20160209-0012291, R.O.D.C.T., AND WITH STJ, LP, OF RECORD AS INSTRUMENT NUMBER 201312310131265, R.O.D.C.T.,

NORTH 25 DEGREES 25 MINUTES 41 SECONDS WEST, 689.06 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE SOUTHERLY LINE OF WAL-MART REAL ESTATE BUSINESS TRUST, OF RECORD AS INSTRUMENT NUMBER 2006090501095211, R.O.D.C.T., AND SHOWN AS LOT 2 ON THE PLAT ENTITLED, PARTITION PLAT OF WAL-MART LIBERTY SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 201311150118339, R.O.D.C.T.; THENCE, WITH SAID WAL-MART, NORTH 72 DEGREES 19 MINUTES 03 SECONDS EAST, 282.19 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE NORTHWESTERLY CORNER OF STJ, LP, OF RECORD IN DEED BOOK 8341, PAGE 125, R.O.D.C.T.;

THENCE, LEAVING SAID WAL-MART WITH SAID STJ, LP, SOUTH 25 DEGREES 27 MINUTES 33 SECONDS EAST, 594.95 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN SMITH ASSOCIATES, IN

THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E);

THENCE, WITH SAID GALLATIN PIKE NORTH (HIGHWAY 31E), SOUTH 53 DEGREES 14 MINUTES 41 SECONDS WEST, 285.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 179,620 SQUARE FEET OR 4.12 ACRES, MORE OR LESS.

PARCEL 148

2212 GALLATIN PIKE; TITLE PARCEL 3

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS PARCEL 148 ON DAVIDSON COUNTY PROPERTY MAP 26. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E), APPROXIMATELY 794 FEET NORTH OF LIBERTY LANE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E), AT THE SOUTHWESTERLY CORNER OF WAL-MART REAL ESTATE BUSINESS TRUST, OF RECORD AS INSTRUMENT NUMBER 200609051095211, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND SHOWN AS LOT 2 ON THE PLAT ENTITLED, PARTITION PLAT OF WAL-MART LIBERTY SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 201311150118339, R.O.D.C.T., AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID WAL-MART WITH SAID GALLATIN PIKE, SOUTH 53 DEGREES 14 MINUTES 41 SECONDS WEST, 136.65 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN SMITH ASSOCIATES, IN SAID RIGHT-OF-WAY AT THE SOUTHEASTERLY CORNER OF STJ, LP, OF RECORD IN DEED BOOK 9163, PAGE 907, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID STJ, LP, NORTH 25 DEGREES 27 MINUTES 33 SECONDS WEST, 594.95 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE SOUTHERN LINE OF SAID WAL-MART;

THENCE, WITH SAID WAL-MART FOR THE NEXT THREE CALLS:

1) NORTH 71 DEGREES 43 MINUTES 51 SECONDS EAST, 134.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) SOUTH 24 DEGREES 17 MINUTES 54 SECONDS EAST, 188.47 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) SOUTH 26 DEGREES 07 MINUTES 14 SECONDS EAST, 362.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 75,608 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

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