Karen Johnson Davidson County
Batch# 344131 DEEDWARRSP
01/16/2020 09:31:12 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20200116-0005720

SPECIAL WARRANTY DEED

FROM: Thomas A. Rice

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Spiva/Hill Management and Investment, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Spiva/Hill Management and Investment, LLC 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	Same	105-12-0-052.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,000,000.00.

Thomas A. Rice
Affiant

Sworn to and subscribed before me, this 15th day of January 2020.

Leslie E. Lambert
Notary Public

My Commission Expires: 5/2/22

LESLIE E. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Rice** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Spiva/Hill Management and Investment, LLC** , a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 510 Interstate Boulevard, South, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 15th day of January, 2020.

SELLER:

Thomas A. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leslie E. Lambert, a Notary Public of said County and State, personally appeared Thomas A. Rice, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 15th day of January, 2020.

Leslie E. Lambert
Notary Public

My Commission Expires: 5/2/22

LESLIE E. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Transpo Center (now known as Fairview Park), Section Two, of record in Plat Book 4885, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS A. RICE, A MARRIED PERSON, by deed from SWEEPING CORPORATION OF AMERICA, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20160810-0083279, dated August 10, 2016, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 4885, page 23, said Register's Office.

3. Grant of Easement for Overhead Fiber Optic Line of record in Book 11628, page 201, said Register's Office.