Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Skyz Investments, LLC 401 Harbor Way Nashville, TN 37214	107-04-0A-003.00 CO	SAME ADDRESS AS OWNER
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 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, **CORPORATE INVESTORS PARTNERSHIP V, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys, to **SKYZ INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly 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 set forth on Exhibit B hereto (the "Permitted Exceptions").

This is unimproved property described as 921 Perimeter Court, Nashville, Davidson County, Tennessee.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signature appears on the following page].

Karen Johnson Davidson County
Batch# 350188 DEEDWARRSP
01/29/2020 11:46:18 AM 4 pgs
Fees: $23.00 Taxes: $8,140.00
20200129-0010601

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 28th day of January, 2020.

GRANTOR:

CORPORATE INVESTORS PARTNERSHIP V, LLC,
a Tennessee limited liability company

By: _____
Michael D. Baron, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sue Arnett, a Notary Public in the state and county aforesaid, personally appeared Michael D. Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Managing Member of CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the Managing Member of such Grantor.

WITNESS my hand, at office, this 28 day of January, 2020.

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR. 8, 2022

_____
Notary Public

My Commission Expires: 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,001.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of January, 2020.

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

Theresa Hostetler
Notary Public

My Commission Expires: 10-2-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled A Resubdivision of Lot 1 of Piedmont Subdivision, of record as Instrument No. 20170413-0036138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE INVESTORS PARTNERSHIP V, LLC, a Tennessee limited liability company, by deed from PIEDMONT NATURAL GAS COMPANY, INC., a North Carolina corporation, of record as Instrument No. 20081002-0100487, dated October 2, 2008, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 107-04-0A-003.00 CO.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6504, page 723, and amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee.

3. Easements as contained in an instrument of record in Book 6504, page 723, said Register's Office.

4. Assessments, special assessments, charges and liens, contained in an instrument of record in Book 6504, page 723, said Register's Office.

5. Matters shown on the Plan of record as Instrument No. 20090507-0042068, and Instrument No. 20170413-0036138, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20161201-0126190, said Register's Office.

7. That certain Declaration of Temporary Joint Access Utility Easements of record as Instrument No. 20170427-0041615, said Register's Office.