Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
DVR, LLC & Battlefield Properties, LLC 1516 Hampton St Nashville, TN 37207	107-00-0-086.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

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, **LLBJ REAL ESTATE HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY FKA LLBJ, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **DVR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BATTLEFIELD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

A Tract of land in the Second Civil District of Metropolitan Nashville and Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of "Camelot On The Parkway", Section Four of record in Plat Book 5600, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LLBJ, LLC, a Georgia Limited Liability Company by Special Warranty deed from LaSalle Bank, National Association (formerly Known as LaSalle National Bank), a National Association of record in Instrument No. 20021206-0150669 Register's Office for Davidson County, Tennessee, dated December 05, 2002 and recorded on December 06, 2002.

The said LLBJ, LLC, a Georgia Limited Liability Company has since filed a Certificate of Amendment Name Change with the Georgia Secretary of State. Said entity is now known as LLBJ Real Estate Holdings, LLC, a Georgia Limited Liability Company.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2021, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Plat Book 5060, Page 172, Register's Office for Davidson County, Tennessee.
3) Right-of-Way of record in Book 3179, Page 236, in the Register's Office for Davidson County, Tennessee.
4) Easement(S) to Metropolitan Government of Nashville and Davidson County of record in Book 5216, Page 933, in the Register's Office for Davidson County, Tennessee.
5) Public right for flight of the passage of aircraft and right to casuse noise in airspace of record in Book 5169, Page 818, in the Register's Office for Davidson County, Tennessee.
6) Memorandum of Lease Termination Agreement of record in Instrument Number 20031216-0179385, in the Register's Office for Davidson County, Tennessee.
7) Subject to water and or sewer distribution system of record in Book 5275, Page 557, said Register s Office.
8) Matters that would be disclosed by current and accurate survey.

Karen Johnson Davidson County
Batch# 560723 **DEEDWARRSP**
01/26/2021 09:43:47 AM 2 pgs
Fees: $13.00 Taxes: $18,130.00
20210126-0011179

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,900,000.00

Affiant

Subscribed and sworn to before me this 22 day of January 2021.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property located at **837 Briley Pkwy, Nashville, TN 37217**

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 22ND day of January, 2021.

LLBJ REAL ESTATE HOLDINGS, LLC, a Georgia Limited Liability Company

BY: _____
B.J. Bandy, III
Manager

STATE OF Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B.J. BANDY, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of LLBJ REAL ESTATE HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 of January, 2021.

Connie E. Boseben
Notary Public
My Commission Expires: 1-31-2022
(SEAL)