BILL GARRETT, Davidson County
Trans: T20090050361 DEEDWARR
Recvd: 07/27/09 09:38 2 pgs
Fees: 13.00 Taxes: 2290.30
20090727-0070005

This instrument prepared by:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s):	SEND TAX BILLS TO:	MAP/PARCEL NO.:
The Grassmere Group, LLC P O Box 158103 Nashville, TN 37215	NEW OWNER	147-3-56.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Harding Place, LLC, a Delaware Limited Liability Company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said The Grassmere Group, LLC the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 5, FINAL PLAT, UNIFIED PLAT OF SUBDIVISION, HARDING MALL OUTLOTS, as shown on plat of record in Instrument Nos. 20050728-0088578 and 20050803-0091049, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Harding Place, LLC, a Delaware limited liability company by Successor Trustee's Deed from Russell A. Miller, Successor Trustee, recorded on the 11th day of February, 2005 in Instrument No. 20050211-0016144, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 4066 Harding Place, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness my hand this 16 day of July, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harding Place, LLC,
a Delaware limited liability company
By Regency Realty Group Inc.,
a Florida Corporation,
its member and manager

BY: _____
Jeffrey R. Pape,
Its: Vice President

STATE OF Georgia
COUNTY OF Cobb

On this the 16 day of July, 2009, before me personally appeared Jeffrey R. Pape, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regency Realty Group, Inc., the authorized member and manager of Harding Place, LLC, a Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of July, 2009.

_____
Notary Public
My Commission Expires: 6/19/2012

JESSICA OWEN NOTARY EXPIRES GEORGIA JUNE 19, 2012 PUBLIC COBB COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $619,000.00

_____
Affiant

Subscribed and sworn to before me this the 17th day of July, 2009.

_____
Notary Public
My commission expires: 01/07/2013
(Affix Seal)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY