BILL GARRETT, Davidson County
Trans:T20100078681 DEEDWARR
Recvd: 12/14/10 15:12 3 pgs
Fees:18.00 Taxes:6567.50
20101214-0099486

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, PC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22494-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Procacci Nashville, LLC c/o Procacci Development Corporation 925 S. Federal Highway, Suite 400 Boca Raton, FL 33432-6145	New Owner	Map 060-00-0 Parcel 106.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, NASHVILLE CARES (COUNCIL ON AIDS RESOURCES, EDUCATION, AND SERVICES), a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PROCACCI NASHVILLE, LLC, a Florida limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee being Lot 13 on the Plan of Re-Subdivision Of Lot 12, Brick Church Business Park, Phase Two of record in Book 8250, Page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Nashville CARES (Council on AIDS Resources, Education, and Services), a Tennessee corporation from William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiaries, by Deed of record in Instrument 20041001-0118612, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 501 Brick Church Park Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of December 2010.

NASHVILLE CARES (Council on AIDS Resources, Education, and Services)
a Tennessee corporation

By: _____ CEO
Joseph Interrante, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Interrante, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the CEO of Nashville CARES (Council on AIDS Resources, Education, and Services), a Tennessee corporation, the within named bargainor, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CEO.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of December, 2010.

_____
Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,775,000.00

_____
Affiant

Subscribed and sworn to before me this
13 day of December 2010.

_____
Notary Public
My commission expires 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Permitted Encumbrances

(a) Real Estate Taxes for the year 2011 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 8250, Page 234, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey dated December 6, 2010, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, as Job No. 10090CW.

(d) Storm Water Detention Agreement in Book 8183, Page 566, Register's Office for Davidson County, Tennessee.

(e) Restrictive Covenants contained in instrument of record in Book 8255, Page 536, and in Book 9338, Page 19, Register's Office for Davidson County, Tennessee.

(f) Access Easement Agreement of record in Instrument Number 20040930-0117781, said Register's Office.