BILL GARRETT, Davidson County
Trans:T20120010994 DEEDWARRSP
Recvd: 02/14/12 11:15 5 pgs
Fees:28.00 Taxes:9331.96
20120214-0012872

This Instrument Prepared By:

Wayne Harris
Net Lease Alliance, LLC
3841 Green Hills Village Drive, Suite 410
Nashville, TN 37215

Address of New Owner:

NTB Nashville, LLC
Attn: Ward Mabie
8515 Costa Verde Blvd., # 1259
San Diego, CA 92122

Send Tax Bills to:

NTW, LLC
823 Donald Ross Road
Juno Beach, FL 33408

Tax Map/Parcel No(s):

Map No.: 103-01-0
Parcel No.: 011.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BTS CHARLOTTE PIKE, LLC**, a Mississippi limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **NTB NASHVILLE, LLC**, a Tennessee limited liability company ("**Grantee**") and its successors and assigns, the following described real property situated in Davidson County, Tennessee, more particularly described as follows:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");
>
> SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record, all matters which an accurate survey or physical inspection of the Property would disclose, and those matters set forth on Exhibit B attached and incorporated by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS and binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned, on February 9, 2012.

GRANTOR:

BTS CHARLOTTE PIKE, LLC,
a Mississippi limited liability company

By: _____
Gary B. Cress, Authorized Representative
of Management Committee

STATE OF MISSISSIPPI)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Gary B. Cress, with whom I am personally acquainted, and who acknowledged that he executed with within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Representative of the Management Committee of BTS Charlotte Pike, LLC, a Mississippi limited liability company, the within named bargainor, and is duly authorized to execute this instrument on behalf of the said limited liability company.

Witness my hand, at office this the 9th day of February 2012.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98766 ANNA WILLIAMS Commission Expires April 10, 2015 HINDS COUNTY

_____
NOTARY PUBLIC

My Commission Expires: April 10, 2015

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $2,522,150.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 13th day of February 2012.

NOTARY PUBLIC

My commission expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

LOT 2R, PLAN OF RESUBDIVISION OF LOT 1 IN A RESUBDIVISION OF CHARLOTTE PARK COMMERCIAL AREA SECTION 1, 3 AND 4 OF RECORD AS INSTRUMENT NUMBER 20110816-0063060, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BTS CHARLOTTE PIKE, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM OLLIE OZDEN, OF RECORD IN INSTRUMENT NO. 20110725-0056682 AND QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20110725-0056681, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2012 and all subsequent years, a lien, due and payable, but not delinquent.

2. Subject to all matters which would be disclosed by an accurate survey or inspection of the premises.

3. Agreement with the City of Nashville recorded in Book 2593, page 566, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4014, page 652, in the Register's Office for Davidson County, Tennessee.

5. Subject to minimum building setback lines and public utility and drainage easements shown on the plan of record in Plat Book 8250, page 809, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions set forth in that certain Land and Building Lease Agreement, dated June 23, 2011, by and between BTS Charlotte Pike, LLC, a Mississippi limited liability company, as landlord, and NTW, LLC, a Delaware limited liability company, as tenant.

7. Memorandum of Lease recorded in the Register's Office for Davidson County, Tennessee.

8. Conditions, covenants, easements and restrictions as set forth in Resubdivision of Charlotte Park Commercial Section 1, 3 and 4 recorded as Instrument Number 20110816-0063060, in the Register's Office for Davidson County, Tennessee.

9. Declaration of Easements and Restrictive Covenants recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 20110916-0072050.