SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 03/20/12 11:11 3 pgs
Fees:18.00 Taxes:8047.50
20120320-0023521

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,175,000.00.

GAUTAM PATEL

Affiant

Subscribed and sworn to me on March 15, 2012.

NOTARY PUBLIC

My commission expires: 3/4/13

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #25209SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kunj, LLC 516 Summit Oaks Court Nashville, Tennessee 37221	SAME ADDRESS AS NEW OWNER	136-11-076.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harbour Town Ventures, LLC, a Tennessee Limited Liability Company, **"GRANTOR",** have bargained and sold, and by these presents does transfer and convey unto KUNJ, LLC, a Tennessee Limited Liability Company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 of the Resubdivision of Lot 2, Harbour Town Shopping Center as shown on Plat of record as Instrument No. 20080402-0033080, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

TOGETHER WITH cross easements for pedestrian and vehicular ingress and egress, use of driveways and parking lots contained in Declaration of Easement dated August 18, 1988, by Pleming Partnership, of record in Book 7630, page 323, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harbour Town Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Harbour Town Partnership, a Tennessee General Partnership, of record as Instrument No. 20061121-0144249, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Subject to all matters shown on Plat recorded in Book 6900, page 712, in the Register's Office for Davidson County, Tennessee, including the rights of

3. Easement to South Central Bell Telephone Company of record in Book 6120, page 989, in said Register's Office, as shown on Survey of Charles B. Moseley, Jr., last revised October 31, 2006.
4. Declaration of Easement by Pleming Partnership for cross easements relating to ingress/egress, use of driveways and parking lots, maintenance and other matters, of record in Book 7630, page 323, in said Register's Office.
5. Permanent Easement and Temporary Construction Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, for the use and benefit of the Department of Public Works, of record in Book 9161, page 991, in said Register's Office, as shown on Survey by Charles B. Moseley, Jr., last revised October 31, 2006.
6. Memorandum of Lease and Restrictive Covenants dated May 12, 1988, by and between Pleming Partnership, Lessor, and National Convenience Stores, Incorporated, Lessee (now Mapco Express), of record in Book 7543, page 595, in said Register's Office.
7. Subject to all matters shown on Survey by Charles B. Moseley, Jr., last revised October 31, 2006, including an elevated deck from building on Lot No. 1 encroaching Lot No. 2 along the westerly line.
8. Subject to terms and conditions of Lease Agreement by and between Harbour Town Ventures, LLC, Lessor, and Mapco Express, Inc., Lessee, as evidenced by Memorandum of Lease dated July 31, 2007, of record as Instrument No. 2007-829-0103529, as amended by Amended Memorandum of Lease of Restrictive Covenant recorded as Instrument No. 20101008-0081058, and further amended by Amended Memorandum of Lease of Restrictive Covenant recorded as Instrument No. 20101008-0081059 in said Register's Office.
9. Subject to terms and conditions of Lease Agreement by and between Harbour Town Ventures, LLC. Landlord, and Subway Real Estate Corp., Tenant, recorded as Instrument No. 2090722-0068846 in said Register's Office.
10. Subject to terms and conditions of Lease Agreement by and between Harbour Town Ventures, LLC, Landlord, and Dolgencorp, LLC, Tenant, as evidenced by Memorandum of Lease dated September 14, 2010, recorded as Instrument No. 20100921-0075164 in said Register's Office.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 3600 Anderson Road, Nashville, TN 37217.

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 does covenant 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever 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 its hand on March 15, 2012.

Harbour Town Ventures, LLC:

By: _____
Keith Rosenblum, Co-Managing Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 15, 2012, personally appeared before me, a Notary Public in and for the State and County aforesaid, Keith Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Managing Member of Harbour Town Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Co-Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Theresa K. Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

Commission expires: _____

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015