Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Exchange, LLC c/o GLL Real Estate Partners 200 South Orange Avenue Suite 1920 Orlando, Florida 32801	10200009000, 10200009300, 10200009400 10200010300	Same
This instrument prepared by: Elwood H. Camp, III, Attorney at Law, c/o Newton Oldacre McDonald, 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

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, **Nashville West Shopping Center, LLC**, a Tennessee limited liability company (the "**Grantor**"), has granted, bargained, sold, conveyed and transferred, and by these presents does grant, bargain, sell, convey and transfer to **Nashville Exchange, LLC**, a Delaware limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference, together with (i) all buildings, fixtures, structures, improvements, parking areas, driveways, entranceways, exits, lighting, signs, landscaping and other improvements located thereon (ii) all right, title and interest of Grantor in and to all streets, alleys, easements and rights-of-way in, on, across, in front of, appurtenant to, benefitting, abutting or adjoining said land and (iii) all mineral and air rights related to said land (collectively, the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Permitted Exceptions as shown on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved property, known as 6808 Charlotte Pike (as to Tract 1), 6708 Charlotte Pike (as to Tract 2), 6618 Charlotte Pike (as to Tract 3), 6710 Charlotte Pike (as to Tract 4), Nashville, Tennessee 37209, with various tenant addresses located therein.

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

BILL GARRETT, Davidson County
Trans:T20120047098 DEEDWARRSP
Recvd: 06/26/12 12:29 10 pgs
Fees:53.00 Taxes:270655.00
20120626-0055985

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to WARRANT AND FOREVER DEFEND the title 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, except that no warranty is made as to the amount of acreage in the Property.

[Signatures on following page].

IN WITNESS WHEREOF, the Grantor has executed this Deed this ___ day of June, 2012.

Nashville West Shopping Center, LLC,
a Tennessee limited liability company

By: _____
Gary W. Parkes, its Co-Chief Manager

By: _____
Mark McDonald, its Co-Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary W. Parkes, as Co-Chief Manager of Nashville West Shopping Center, LLC, an Tennessee limited liability company with whom I am personally acquainted, and who, upon oath, acknowledged that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office, in Nashville, Tennessee, this 21st day of June, 2012.

KIMBERLY L. PURTEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Kimberly L. Purtee
Notary Public
My Commission Expires: March 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, as Co-Chief Manager of Nashville West Shopping Center, LLC, an Tennessee limited liability company with whom I am personally acquainted, and who, upon oath, acknowledged that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office, in Nashville, Tennessee, this 21st day of June, 2012.

KIMBERLY L. PURTEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Kimberly L. Purtee
Notary Public
My Commission Expires: March 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,150,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2012.

Notary Public
My Commission Expires: March 3, 2015

KIMBERLY L. PURTEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:
Map/Parcel: 10200009300 (Lot 1) - 6808 Charlotte Pike (U.S. Highway 70 North)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nashville West Shopping Center, Phase 1, as shown on Plat of record in Instrument Number 20060712-0083994, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Nashville West Shopping Center, LLC by Special Warranty Deed from Mary G. McGrath, as Executrix of The Estate of Mary N. Ganier of record in Instrument Number 20040130-0011507, Register's Office for Davidson County, Tennessee.

TRACT 2:
Map/Parcel: 10200009400 (Lot 1) - 6708 Charlotte Pike (U.S. Highway 70 North)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nashville West Shopping Center Phase 1, Resubdivision of Lot 2, as shown on Plat of record in Instrument Number 20110506-0034884, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Nashville West Shopping Center, LLC by Special Warranty Deed from Mary G. McGrath, as Executrix of The Estate of Mary N. Ganier of record in Instrument Number 20040130-0011507, Register's Office for Davidson County, Tennessee.

TRACT 3:
Map/Parcel: 10200009000 (Lot 2) - 6618 Charlotte Pike (U.S. Highway 70 North)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revision Five, Lot 1, Charlotte Square, Section 2, as shown on Plat of record in Instrument No. 20120606-0049438, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Nashville West Shopping Center, LLC by Special Warranty Deed from Mary G. McCrath, as Executrix of The Estate of Mary N. Ganier of record at Instrument Number 20040130-0011507, Register's Office for Davidson County, Tennessee.

TRACT 4:
Map/Parcel: 10200010300 (Lot 2) - 6710 Charlotte Pike (U.S. Highway 70 South)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Nashville West Shopping Center Phase 1, Resubdivision of Lot 2, as shown on Plat of record in Instrument Number 20110506-0034884, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Nashville West Shopping Center, LLC by Special Warranty Deed from Mary G. McGrath, as Executrix of The Estate of Mary N. Ganier of record in Instrument Number 20040130-0011507, Register's Office for Davidson County, Tennessee.

TOGETHER WITH APPURTENANT EASEMENTS DESCRIBED AS FOLLOWS:

Easements set forth in that certain Construction, Operation and Reciprocal Easement Agreement by and between Nashville West Shopping Center, LLC, a Tennessee limited liability company, and Costco Wholesale Corporation, a Washington corporation, dated as of July 21, 2006, and recorded at Instrument Number 20060725-0089646, Register of Deeds Office for Davidson County, Tennessee, as amended by First Amendment to Construction, Operation and Reciprocal Easement Agreement Nashville West Shopping Center, by and between Costco Wholesale Corporation, a Washington corporation, and Nashville West Shopping Center, LLC, a Tennessee limited liability company, dated as of September 14, 2007, and recorded at Instrument Number 20070917-0111367, said Register's Office. (TRACTS 1, 2, 3 and 4)

Easements set forth in that certain Operation and Easement Agreement between Target Corporation and Nashville West Shopping Center, LLC for Nashville West Shopping Center, Nashville, Tennessee, dated as of August 3, 2006, and recorded at Instrument Number 20060815-0100269, Register of Deeds Office for Davidson County, Tennessee, as amended by First Amendment to Operation and Easement Agreement by and between Target Corporation, a Minnesota corporation, and Nashville West Shopping Center, LLC, a Tennessee limited liability company, dated October 19, 2006, and recorded at Instrument Number 20061030-0134002, said Register's Office. (TRACTS 1, 2 and 4)

EXHIBIT B

1. City and/or County Taxes for the year 2012 and subsequent years, a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County of record in Book 4164, page 664, Register's Office for Davidson County, Tennessee. (TRACTS 1, 2, 3 AND 4)

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County of record in Book 8883, page 613, Register's Office for Davidson County, Tennessee. (TRACT 4)

4. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20050829-0102753, Register's Office for Davidson County, Tennessee. (TRACT 1)

5. Terms and conditions of the Construction, Operation and Reciprocal Easement Agreement by and between Nashville West Shopping Center, LLC and Costco Wholesale Corporation of record in Instrument Number 20060725-0089646, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Construction, Operation and Reciprocal Easement Agreement Nashville West Shopping Center of record in Instrument Number 20070917-0111367, said Register's Office. (TRACTS 1, 2, 3 AND 4)

6. Terms and conditions of the Operation and Easement Agreement by and between Target Corporation and Nashville West Shopping Center, LLC of record in Instrument Number 20060815-0100269, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Operation and Easement Agreement of record in Instrument Number 20061030-0134002, said Register's Office. (TRACTS 1, 2 AND 4)

7. Terms and conditions of the Memorandum of Developer Acquisition Agreement by and between Nashville West Shopping Center, LLC and Target Corporation of record in Instrument Number 20060815-0100270, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement granted to the Nashville West Shopping Center of record in Instrument Number 20060825-0105282, Register's Office for Davidson County, Tennessee. (TRACT 3)

9. All matters as shown on the Plan of Nashville West Shopping Center, Phase 1 of record in Instrument Number 20060712-0083994, Register's Office for Davidson County, Tennessee. (TRACTS 1 AND 4)

10. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20060120-0007507, Register's Office for Davidson County, Tennessee. (TRACT 3)

11. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated August 24, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and McDonald's USA, LLC, as Lessee of record in Instrument Number 20070917-0111368, Register's Office for Davidson County, Tennessee. (TRACT 3)

12. Easements, terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated June 7, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and Red Robin International, as Lessee of record in Instrument Number 20070831-0104904, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

13. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated January 18, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and Staples the Office Superstore East, Inc., as Lessee of record in Instrument Number 20070611-0069287, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

14. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated December 21, 2006 by and between Nashville West Shopping Center, LLC, as Lessor and Marshalls of MA, Inc., as Lessee of record in Instrument Number 20070122-0008874, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2 AND 4)

15. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated January 18, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and PetSmart, Inc., as Lessee of record in Instrument Number 20070213-0018176, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

    Subordination, Non-Disturbance and Attornment Agreement as it pertains to that certain Lease by and between Nashville West Shopping Center, LLC, PetSmart, Inc. and Regions Bank of record in Instrument Number 20070822-0100507, Register's Office for Davidson County, Tennessee.

16. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated August 24, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and Dick's Sporting Goods, Inc., as Lessee of record in Instrument Number 20051114-0137453, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Memorandum of Lease of record Instrument Number 20060725-0089642 and as further amended by Second Amendment to Memorandum of Lease of record in Instrument Number 20060815-0100267, said Register's Office, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

17. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated September 22, 2006 by and between Nashville West Shopping Center, LLC, as Lessor and Ross Dress for Less, Inc., as Lessee of record in Instrument Number 20060925-0118216, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

18. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated September 22, 2006 by and between Nashville West Shopping Center, LLC, as Lessor and Cost Plus, Inc., as Lessee of record in Instrument Number 20060925-0118631, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

19. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated May 18, 2007 by and between Nashville West Shopping Center, LLC, as Lessor and Party City of Nashville West, LLC, as Lessee of record in Instrument Number 20070605-0067307, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

20. Terms and conditions of that certain Lease as evidenced by Evidence of Lease dated November 1, 1996 by and between Hillwood Plaza, L.P., as Lessor and Bridgestone/Firestone, Inc., as Lessee of record in Book 10313, page 257, Register's Office for Davidson County, Tennessee, as amended with Nashville West Shopping Center, LLC, as successor in interest, as Lessor and BFS Retail & Commercial Operations, LLC, successor in interest, in First Amendment to Lease Agreement and Evidence of Lease of record in Instrument Number 20051229-0156339, Register's Office for Davidson County, Tennessee. (TRACT 3)

21. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20060912-0112738, Register's Office for Davidson County, Tennessee. (TRACT 3)

22. Subject to all matters shown on the Plan of record at Instrument Number 20110506-0034884, Register's Office of Davidson County, Tennessee, as affected by Plan of record at Instrument Number 20060712-0083994, said Register's Office. (TRACTS 2 AND 4)

23. Subject to all matters shown on the Plan of record as Instrument Number 20110506-0034886, Register's Office of Davidson County, Tennessee, as affected by Plan of record at Instrument Number 20080118-0006018, said Register's Office; and, Plan of record at Instrument Number 20060614-0070866, said Register's Office. (TRACT 3)

24. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated August 26, 2008 by and between Nashville West Shopping Center, LLC, as Lessor and Logan's Roadhouse, Inc., as Lessee of record in Instrument Number 20081119-0113977,

Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACT 1)

25. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated March 9, 2009 by and between Nashville West Shopping Center, LLC, as Lessor and Best Buy Stores, L.P., as Lessee of record in Instrument Number 20090414-0033935, Register's Office for Davidson County, Tennessee, as tenant only with no option to purchase or right of first refusal to purchase. (TRACTS 1, 2, 3 AND 4)

26. Temporary Handicap Ramp located on Tract 2 and Area Under Construction on Tract 4 as same may impact Tract 2, as depicted on ALTA/ATSM Land Title Survey for Nashville West, Tax Map 102, Parcel 94, prepared by Robert M. Searson, TN Registered Surveyor, No. 1666, Littlejohn Engineering Associates, dated September 7, 2011, revised September 21, 2011, and March 20, 2012. Project 23197.

27. Agreement by and between Nashville West Shopping Center, LLC and H.G. Hill Realty Company, LLC as to the non-exercise of Reversionary Rights as to the Improved Park Property and granting a curb cut and access to the Internal Access Road as more fully described in the document of record at Instrument Number 20110928-0074989, Register's Office for Davidson County, Tennessee.

    Amendment to Agreement of record at Instrument Number 20111004-0076919, said Register's Office.

    Subordination Agreement by Regions Bank of record at Instrument Number 20111005-0077427, said Register's Office.

28. Subject to all matters shown on the Plan of record at Instrument Number 20120606-0049438, Register's Office for Davidson County, Tennessee. (TRACT 3)