BILL GARRETT, Davidson County
Trans:T20120051914 DEEDWARRSP
Recvd: 07/13/12 15:29 7 pgs
Fees:38.00 Taxes:67895.00
20120713-0061923

SPECIAL WARRANTY DEED

This Instrument Prepared By:

Thomas T. Crumpler, Esquire
Allman Spry Leggett & Crumpler, PA
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103-1862

Return To:

JOSEPH PITT
CHICAGO TITLE
6840 CAROTHERS PKWY. Suite 200
FRANKLIN, TN 37067

THIS INDENTURE, made and entered into as of the 13TH day of July, 2012, by and between HIGHWOODS/TENNESSEE HOLDINGS, L.P., a Tennessee limited partnership ("Grantor"), and NASHPROPS NORTH, LLC, a Delaware limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached hereto and incorporated by reference.

Being the same property conveyed to Grantor by Deed of record in Instrument Number 20030121-0007985, in the Register's Office of Davidson County, Tennessee. Said property is further identified by Tax Parcel ID 09516003900 and 09516001800.

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

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise; and that such Property is free from all encumbrances except for those matters described on Exhibit B attached hereto.

WITNESS the signature of the Grantor the day and year first above written.

HIGHWOODS/TENNESSEE HOLDINGS, L.P.,
a Tennessee limited partnership

By: Highwoods Tennessee Properties, Inc., a Tennessee corporation, *its Sole General Partner*

By: _____
Name: Jeffrey D. Miller
Title: Vice President

STATE OF North Carolina §
§
COUNTY OF Wake §

Before me, Sharon L. Wall, Notary Public of the state and county aforesaid, personally appeared Jeffrey D. Miller, 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 vice president of Highwoods Tennessee Properties, Inc., a Tennessee corporation, the sole general partner of Highwoods/Tennessee Holdings, L.P., the within named bargainor, and that he as such vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of said corporation by himself as vice president.

WITNESS MY HAND AND SEAL, at office, this 11th day of July, 2012.

_____
Notary Public

SHARON L. WALL NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires:
Sept. 8, 2012

*** STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 18,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this 13TH day of July 2012

_____
Notary Public

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

My Commission Expires 6/16/13.

Tax Parcel Number:	Tax Notices to:
09516003900 and 09516001800	NashProps North, LLC 3811 Westerre Parkway, Suite G Richmond, Virginia 23233
Property Address:	**Tract 1:** 2630 Elm Hill Pike Nashville, Tennessee
	Tract 2: 2636 Elm Hill Pike Nashville, Tennessee
Name and Address of Property Owner:	NashProps North, LLC 3811 Westerre Parkway, Suite G Richmond, Virginia 23233 Attn: J. Ryan Lingerfelt

EXHIBIT A
to Special Warranty Deed

Tract 1 (Lakeview Ridge II):

Land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located west of Heney Drive and north of Elm Hill Pike being Lot 4, Lakeview Ridge Office Park, First Revision, Phase II of record in Plat Book 9700, Page 420, Register's Office Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at a point in the northerly right-of-way of Elm Hill Pike, said point being the southwesterly corner of Lot 2, Lakeview Ridge Office Park, Phase II, Second Revision of record in Plat Book 9700, Page 585, R.O.D.C.;

THENCE, leaving said right-of-way and along the westerly line of said Lot 2, the following calls:

N 01 degrees 50' 13" W, 168.67 feet;
N 10 degrees 08' 46" E, 292.57 feet to the True Point of Beginning also being the northeasterly corner of Lot 1, Lakeview Ridge Office Park, Phase I of record in Plat Book 6250, Page 669, R.O.D.C.;

THENCE, along the northerly line of said Lot 1, the following calls:

N 88 degrees 02' 07" W, 130.00 feet,
N 77 degrees 25' 07" W, 170.00 feet,
N 12 degrees 34' 53" E, 13.20 feet,
N 76 degrees 21' 47" W, 26.61 feet,
N 88 degrees 02' 07" W, 284.00 feet to the easterly line of Lakeland Subdivision of record in Plat Book 2133, Page 15, R.O.D.C.;

THENCE, along said easterly line N 02 degrees 12' 40" E, 148.35 feet to property conveyed to Carol Dillingham Phillips and to Gregory A. Phillips by deed of record in Instrument Number 200201150005837, R.O.D.C.;

THENCE, along said Phillips property the following calls:

S 89 degrees 35' 40" E, 200.00 feet,
N 00 degrees 11' 03" E, 158.00 feet to a southeasterly corner of Lot 3, Lakeview Ridge Office Park, Phase II, of record in Plat Book 9700, Page 279, R.O.D.C.;

THENCE, along the southeasterly line of said Lot 3 the following calls:

N 09 degrees 19' 16" E, 105.52 feet,
N 61 degrees 58' 16" E, 50.37 feet to the southwesterly corner of Martinwood Heights Subdivision of record in Plat Book 2133, Page 63, R.O.D.C.;

THENCE, along the southerly line of said Martinwood Heights Subdivision, N 86 degrees 08' 17" E, 26.35 feet, N 57 degrees 33' 51" E, 267.15 feet to the northwesterly corner of Lot 2,

Lakeview Ridge Office Park, Phase II, First Revision of record in Plat Book 9700, Page 420, R.O.D.C.;

THENCE, along the westerly line of said Lot 2,
S 15 degrees 20' 54" E, 455.32 feet,
S 10 degrees 08' 46" W, 212.30 feet to the Point of Beginning.

Containing 240,598 square feet, or 5.52 acres, more or less.

Being part of the same property conveyed to W. Fred Williams, Trustee by Special Warranty Deed from Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership of record in Book 10273, Page 901, Register's Office for Davidson County, Tennessee.

The said W. Fred Williams has resigned and J. Bryan Echols has been appointed trustee by Declaration of Successor Trustee of record in Instrument No. 20010123-0006941, said Register's Office. By Quitclaim Deed of record as Instrument No. 20030121-0007985, in said Register's Office, the said J. Bryan Echols, Trustee, has conveyed the property to Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership.

Together with the appurtenant rights and easements contained in the Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee, as amended in Book 7070, Page 707, and amended in Book 10716, page 473, and further amended in Book 10974, page 162, in said Register's Office.

Tax Map 95-16, Parcel 39

Tract 2 (Lakeview Ridge III):

Land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located west of Heney Drive and north of Elm Hill Pike being Lot 2, Lakeview Ridge Office Park, Second Revision, Phase II of record in Plat Book 9700, Page 585, Register's Office Davidson County, Tennessee and being more particularly described as follows:

BEGINNING in the northerly right-of-way of Elm Hill Pike at the southeasterly corner of Lot 1, Lakeview Ridge Office Park, Phase I of record in Plat Book 6250, Page 669, R.O.D.C.;

THENCE, along the easterly line of said Lot 1 and the easterly line of Lot 4, Lakeview Ridge Office Park, First Revision, Phase II of record in Plat Book 9700, Page 420, R.O.D.C., the following calls:
N 01 degrees 50' 13" W, 168.67 feet,
N 10 degrees 08' 46" E, 504.87 feet,
N 15 degrees 20' 54" W, 455.32 feet to the southerly line of Martinwood Heights Subdivision of record in Plat Book 2133, Page 63, R.O.D.C.;

THENCE, along the southerly line of said Martinwood Heights Subdivision the following calls:
N 57 degrees 33' 49" E, 159.44 feet,

S 76 degrees 34' 33" E, 90.37 feet to the westerly line of Perry Heights of record in Plat Book 2900, Page 18, R.O.D.C.;

THENCE, along the westerly line of Perry Heights, S 19 degrees 03' 20" E, 635.86 feet to an old iron pin in the northwesterly corner of Lot 5, Lakeview Ridge Office Park, Second Revision, Phase II, of record in Plat Book 9700, Page 585, R.O.D.C.;

THENCE, along the westerly line of said Lot 5, S 10 degrees 34' 23" E, 546.39 feet to the northerly right-of-way of Elm Hill Pike;

THENCE along said northerly right-of-way the following calls:

With a curve to the left, 23.97 feet, said curve having a central angle of 01 degree 22' 29", a radius of 998.93 feet, a tangent of 11.99 feet, and a chord of N 85 degrees 56' 01" W, 23.976 feet,
S 85 degrees 14' 53" W, 52.56 feet,
N 04 degrees 45' 07" W, 6.00 feet,
S 85 degrees 14' 53" W, 274.55 feet,

With a curve to the right, 143.20 feet to the Point of Beginning, said curve having a central angle of 02 degrees 54' 54", a radius of 2814.78 feet, a tangent of 71.62 feet, and a chord of S 86 degrees 42' 21" W, 143.18 feet;

Containing 390,409 square feet, or 8.96 acres, more or less.

Being part of the same property conveyed to W. Fred Williams, Trustee by Special Warranty Deed from Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership, of record in Book 10273, Page 901, Register's Office for Davidson County, Tennessee.

The said W. Fred Williams has resigned and J. Bryan Echols has been appointed trustee by Declaration of Successor Trustee of record in Instrument No. 20010123-0006941, said Register's Office. By Quitclaim Deed of record as Instrument No. 20030121-0007985, in said Register's Office, the said J. Bryan Echols, Trustee, has conveyed the property to Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership.

Together with the appurtenant rights and easements contained in the Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee, as amended in Book 7070, page 707, and amended in Book 10716, page 473, and further amended in Book 10974, page 162, in said Register's Office.

Tax Map 95-16, Parcel 18.

EXHIBIT B
to Special Warranty Deed

As to Tract 1 only:

1. All matters shown on the Plan of record in Plat Book 9700, Page 420, Register's Office for Davidson County, Tennessee.

As to Tract 2 only:

2. All matters shown on the Plan of record in Plat Book 9700, Page 585, Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Book 10974, Page 180, in the Register's Office for Davidson County, Tennessee.

4. Slope and Drainage Easement of record in Book 4915, Page 452, in the Register's Office for Davidson County, Tennessee.

5. Sanitary sewers and/or storm drainage easement and temporary construction easement(s) of record in Book 4365, Page 649 and Book 4671, Page 267, in the Register's Office for Davidson County, Tennessee.

6. Drainage Easement(s) of record in Book 4908, Page 950, in the Register's Office for Davidson County, Tennessee.

As to Tracts 1 and 2:

7. Davidson County taxes for the year 2012 a lien, not yet due and payable.

8. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6677, Page 218, as amended in Book 7070, Page 707, Book 10716, Page 473, and Book 10974, Page 162, in the Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Book 6677, Page 212, in the Register's Office for Davidson County, Tennessee.

10. Declaration of Easements of record in Instrument Number 200711140133766, in the Register's Office for Davidson County, Tennessee.