BILL GARRETT, Davidson County
Trans:T20120056500 DEEDWARRSP
Recvd: 08/01/12 09:46 5 pgs
Fees:28.00 Taxes:37288.90
20120801-0067791

This instrument prepared by:
John R. Ibach, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Name and Address of New Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
BRE Throne Nashboro Village LLC 2284 Murfreesboro Rd. Nashville, TN 37217	same	#135-249.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10,078,082.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **REGENCY CENTERS, L.P.**, a Delaware limited partnership,

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **BRE THRONE NASHBORO VILLAGE LLC**, a Delaware limited liability company,

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto (the "Property")

unimproved ( )
This is improved (X) property, known as Nashboro Village,

2284 Murfreesboro Rd.	Nashville	TN	37217
(Address	(City)	(State)	(Zip)

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 assigns, forever; subject to the following exceptions, reference to which shall not operate to reimpose same (collectively, the "Permitted Exceptions"):

1. Rights of tenants in possession under unrecorded leases;

2. Liens for real property taxes for the Land not payable on or before the date hereof;

3. Easements, covenants, conditions, restrictions, reservations and documents of record, reference to which shall not operate to reimpose same; and

4. Matters which a current survey of the Land and any improvements thereon would reveal.

Property is not the Primary Residence of Grantor.

Except as set forth in the Permitted Exceptions, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no 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.

(Remainder of page intentionally left blank)

Witness our hands this 25th day of July, 2012.

"GRANTOR"

REGENCY CENTERS, L.P., a Delaware limited partnership

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Barry Argalas
Its: Senior Vice President

Date: 7/25/12
Tax Identification No. 59-3429602

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, Deborah L. Spadea, of the state and county aforesaid, personally appeared Barry Argalas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Regency Centers Corporation, a corporation, which corporation is the general partner of Regency Centers, L.P., the within named bargainor, a limited partnership, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by personally signing the name of said corporation in its capacity as general partner.

WITNESS my hand and seal at office in Jacksonville, Florida, this 23 day of July, 2012.

_____
Notary Public

My commission expires:

12/30/15

[Affix Notary Seal]

DEBORAH L. SPADEA
Commission # EE 153811
Expires December 30, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF New York
COUNTY OF New York

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,078,082.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT--Grantee

Phillip Solomond
Vice President

Subscribed and sworn to before me on this 25 day of July, 2012.

Christopher Garcia
Notary Public

[Affix Notary Seal]

My Commission Expires:

CHRISTOPHER GARCIA
Notary Public, State of New York
No. 01ga6135790
Qualified in Orange County
Commission Expires Oct. 24, 2013

CHRISTOPHER GARCIA NOTARY PUBLIC STATE OF NEW YORK

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the Shopping Center Parcel as shown on PUD Boundary and Final Subdivision Plat, Nashboro Village Retail Center as of record in Plat Book 9700, page 463, R.O.D.C, containing 410,410 square feet or 9.422 acres, more or less.

Being together with Easement(s) appurtenant, thereto, as recorded in Book 10683, page 313, as modified by Agreement Concerning Access Driveways and Waiver of Restrictions between T & M Nashboro Development Company, L.L.C., The Kroger Co. and Cumberland River Properties, LLC dated November 18, 1997 recorded in Book 10691, page 476, and Waiver dated May 29, 1998, executed by T & M Nashboro Development Company, L.L.C., recorded in Book 10964, page 926, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T & M Nashboro Development Company, LLC, by Deed of record in Book 10488, page 759, in the Register's Office for Davidson County, Tennessee; the said T & M Nashboro Development Company, LLC, having since merged and is now known as New Nashboro LLC, by deed of record in Book 11709, page 379, in said Register's Office; the said New Nashboro LLC, having since merged and is now known as Regency Centers, L.P., a Delaware limited partnership, by Deed of Record in Book 11709, page 383, in said Register's Office.