BILL GARRETT, Davidson County
Trans:T20120083108 DEEDWARRSP
Recvd: 10/31/12 15:48 5 pgs
Fees:28.00 Taxes:3194.80
20121031-0100190

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harding Place Partners, LLC 5109 West Lemon Street Tampa, FL 33609 Attn: Dan Doyle, Jr.	Same	Part of 107/12.02

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto HARDING PLACE PARTNERS, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the plat of record.

This is unimproved property located at 50 Rachel Drive, Nashville, TN.

Said property is conveyed subject to the matters identified on Exhibit B.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of October 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Royal Park Investments, L.P.

By: Royal Park Properties, Inc.,
its general partner

By: Sam Moore
Name: SAM MOORE
Title: Pres.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sam Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who is the President of Royal Park Properties, Inc., the general partner of Royal Park Investments, L.P. and is authorized by said company to execute this instrument on behalf of said company.

WITNESS my hand at office, this 30 day of October, 2012.

KIMBERLY P. INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly P. Ingram
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 3, 2016

STATE OF _____)
COUNTY OF _____)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $863,460.00.

_____
Affiant

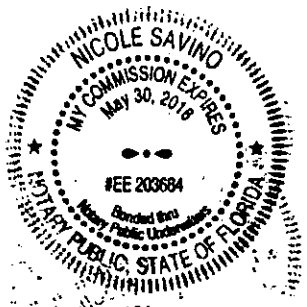
Sworn to and subscribed before me this _____ day of October, 2012.

_____
Notary Public

My Commission Expires: _____

STATE OF FL)
COUNTY OF Hillsborough)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $863,460.00.



HARDING PLACE PARTNERS, LLC

Daniel M. Doyle, Jr., Managing Member
Affiant

Sworn to and subscribed before me this 30 day of October, 2012.

Notary Public Nicole Savino

My Commission Expires: May 30, 2016

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 4, on the Final Plat of Royal Business Center, Resubdivision of Lot 4, as shown on plat of record at Instrument No. 20121029-0098747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Royal Park Investments, L.P., a Tennessee limited partnership by deed from S. Joseph Moore, Sam Moore and Royal Park Properties, Inc., a Tennessee corporation, of record in Book 8499, Page 681, Register's Office for Davidson County, Tennessee, dated November 25, 1991.

EXHIBIT B

1. Taxes for the year 2012 a lien, now due and payable, but not delinquent.

2. Subject to all matters shown on the Plan of record in Book 8250, Page 865, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20121029-0098747, Register's Office of Davidson County, Tennessee.

4. Declaration of Protective Covenants and Owners Association for Royal Park Business Center, of record in Book 9734, Page 922, in the Register's Office for Davidson County, Tennessee.

5. Avigation Easement to Metropolitan Airport Authority, of record in Book 8434, Page 228, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances, to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20011217-0138698, in the Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9523, Page 119; Book 9523, Page 124; Book 9523, Page 144; and Book 9523, Page 148, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 10131, Page 891 and Book 10131, page 895, in the Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidsno County, recorded at Instrument No. 20001113-0112296, Register's Office for Davidson County, Tennessee.

10. Grant of Transmission Line Easement to United States of America, recorded in Book 7309, Page 342, Register's Office for Davidson County, Tennessee.

11. Subject to all matters shown on survey prepared by Ted J. Stevenson, II TRLS #2136, of Ragan Smith Associates, Inc., dated June 27, 2012, last revised October 31, 2012, Job. No. 95094.