This instrument prepared by:
Stuart Jones, Esq.
6840 Carothers Parkway, Suite 200
Franklin, TN. 37067

BILL GARRETT, Davidson County
Trans:T20120097229 DEEDWARR
Recvd: 12/19/12 16:08 2 pgs
Fees:13.00 Taxes:13875.00
20121219-0117158

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kroger Limited Partnership I	Kroger Limited Partnership I	Map 117-14-0, Parcel 112.00
(NAME) 1014 Vine Street	(NAME) 1014 Vine Street	
(STREET ADDRESS OR ROUTE NUMBER) Cincinnati, OH 45202-1100	(STREET ADDRESS) Cincinnati, OH 45202-1100	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, **ROBERT N. MOORE, JR., Grantor,** have this day bargained and sold, and do hereby transfer and convey unto the said **KROGER LIMITED PARTNERSHIP I, an Ohio limited partnership,** the **Grantee** herein, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lots No. 23 and 24 on the Map of George Waters Subdivision, Part 2, as shown on plat of record in Plat Book 1130, Page 68, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 23 and 24 adjoin and front together 120.0 feet on the northerly side of Bandywood Drive and run back between parallel lines 250.0 feet to a line in the rear which measures 120.0 feet (F.M. 120.1') thereon.

Being the same property conveyed to Robert N. Moore, Jr., unmarried, by deed from Rhode Island Hospital Trust National Bank, in its capacity as Trustee of that certain Trust known as the H.T. Real Estate Fund, dated December 21, 1989, of record in Book 8014, Page 730, Register's Office for Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF HAMILTON The actual consideration for this transfer is $3,750,000.00

Affiant Kroger Limited Partnership I
By KRGP Inc
By: Patricia J. Ash, Vice President

Subscribed and sworn to before me this 18 day of December, 2012.

NOTARY PUBLIC STATE OF OHIO
KIMBERLY J. RASNAKE
Notary Public, State of Ohio
My Commission Expires
September 13, 2014

Kimberly J. Rasnake

My commission expires: 9-13-14

This is Improved Property, known as: 2210 Bandywood Dr., Nashville, TN. 37215

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

(1) Subject to all matters shown on the Plan of record in Plat Book 1130, Page 68, Register's Office for Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 my hand this 19th day of December, 2012.

ROBERT N. MOORE, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Pamela B. Hampton, a Notary Public in and for said County and State, Robert N. Moore, Jr., 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.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of December, 2012

NOTARY PUBLIC

My Commission Expires: April 29, 2015

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY