Davidson County DEEDWARRSP
Recvd: 03/06/13 15:11 6 pgs
Fees:33.00 Taxes:36445.00
20130306-0022546

Prepared by and
When Recorded Return To:

DORN MARTELLA, PLLC
2000 Town Center, Suite 2360
Southfield, MI 48075

Attn: Heather M. Dorn

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated March 6, 2013, between Procacci Nashville, LLC, a Florida limited liability company, whose address is c/o Procacci Development Corporation, 925 South Federal Highway, Suite 400, Boca Raton, Florida 33432, ("Grantor"), and Nashville GSA, LLC, a Michigan limited liability company whose legal address is 2000 Town Center, Suite 2360, Southfield, MI 48075 ("Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of **$9,850,000.00,** the receipt and sufficiency of which are hereby confessed and acknowledged, has granted bargained, sold, and conveyed and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all the following described lot or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, and being more particularly described on ***Exhibit "A"*** attached hereto and made a part hereof, also known by street and number as: 501 Brick Church Park Drive, Nashville, Tennessee.

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the above bargained and described, with the appurtenances, unto Grantee, its assigns and the heirs and assigns of survivor forever. The above described land, together with the rights and appurtenances pertaining thereto are referred to as the "Property."

THIS CONVEYANCE AND THE WARRANTIES OF TITLE HEREIN are subject to real estate taxes for 2013 and subsequent years, zoning ordinances, codes, rules and regulations, and prohibitions imposed by governmental authorities, and those matters listed and described on ***Exhibit "B"*** attached hereto (the "Permitted Exceptions"), to the extent they are valid and existing and affect the Property.

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, subject to the Permitted Exceptions, forever, and Grantor, for itself and its successors and assigns, covenants with the Grantor and its successors and assigns that Grantor shall **WARRANT AND FOREVER DEFEND** the title to the Property against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

Witnesses:

JEFF LARIOUS
(Name)

DEBRA A. ROSEMBLAS
(Name)

PROCACCI NASHVILLE, LLC,
a Florida limited liability company

By: _____
Philip J. Procacci
Its: Managing Member

THE STATE OF FLORIDA §
§
COUNTY OF PALM BEACH §

This instrument was acknowledged before me on March 5, 2013, by Philip J. Procacci, the Managing Member of Procacci Nashville, LLC, a Florida limited liability company, on behalf of such company.

Name: _____
Notary Public
My Commission Expires: 8/17/2013

ELIZABETH ROBERTS
MY COMMISSION # DD 881640
EXPIRES: August 17, 2013
Bonded Thru Notary Public Underwriters

THE STATE OF FLORIDA §
§
COUNTY OF PALM BEACH §

The actual consideration or value, whichever is greater, for this transfer is $9,850,000.00

PROCACCI NASHVILLE, LLC,
a Florida limited liability company

By: Philip J. Procacci
Its: Managing Member

Sworn to and subscribed before me this 5 day of March, 2013.

Name: _____
Notary Public
My commission Expires: 8/17/2013

ELIZABETH ROBERTS
MY COMMISSION # DD 881640
EXPIRES: August 17, 2013
Bonded Thru Notary Public Underwriters

The property is [XX] improved [_] unimproved.

Tax Identification No: 060 00 0 106 00

New Owner Name & Address:

NASHVILLE GSA, LLC
c/o Titanium Real Estate Advisors
500 W. Monroe, Suite 3850
Chicago, IL 60661-3798

Mail Taxes to:

NASHVILLE GSA, LLC
c/o Titanium Real Estate Advisors
500 W. Monroe, Suite 3850
Chicago, IL 60661-3798

Exhibit "A"
Legal Description

LAND in Davidson County, Tennessee being Lot 13 on the Plan of Re-Subdivision Of Lot 12, Brick Church Business Park, Phase Two of record in Book 8250, Page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Procacci Nashville, LLC, a Florida limited liability company by Deed from Nashville CARES (Council on AIDS Resources, Education, and Services), a Tennessee corporation, of record in Instrument Number 20101214-0099486, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Exceptions

1. All matters shown on the plat of record in Book 8250, Page 234, in the Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement of record in Book 8183, page 566, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 8255, page 536, and Book 9338, page 19, in the Register's Office for Davidson County, Tennessee.

4. Access Easement Agreement of record in Instrument No.200409300117781, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record in Instrument No. 201102140012361 and Instrument No. 201105130036835, in the Register's Office for Davidson County, Tennessee.

6. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps Appurtenances of record in Instrument No. 201102140012369 and Instrument No. 201105130036843, in the Register's Office for Davidson County, Tennessee.

7. Rights of tenants under any unrecorded leases.

True Copy Certification

I, Melodie Messina, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melodie Messina
Signature

State of Florida

County of Orange

Personally appeared before me, ~~[Name of Notary]~~ Andrea Diggs, a notary public for this county and state, ~~[name of person making certification]~~ Melodie Messina who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

ANDREA R. DIGGS
MY COMMISSION # EE090706
EXPIRES June 20, 2015
FloridaNotaryService.com
(407) 398-0153