BILL GARRETT, Davidson County
Trans:T20130021497 DEEDWARRSP
Recvd: 03/15/13 14:08 8 pgs
Fees:43.00 Taxes:10730.00
20130315-0026105

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

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
The ICM Foundation, Inc. 997 Todd Preis Drive Nashville, TN 37221	Same	08204040800 08204026400 08204026500

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OLD HICKORY/NASHVILLE LIMITED PARTNERSHIP, a Tennessee limited partnership (the "Grantor") has bargained and sold, and hereby transfers and conveys, to THE ICM FOUNDATION, INC., a Tennessee non-profit corporation and its successors and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1000 Apex Street, Nashville, Tennessee 37206.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by this reference.

Grantor covenants and binds itself and its successors to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 15 day of March, 2013.

OLD HICKORY/NASHVILLE
LIMITED PARTNERSHIP

By: Old Hickory General Partner, LLC,
its general partner

By: _____
Name: Timothy J. Luby
Title: MANAGER.

STATE OF Illinois)

COUNTY OF WILL)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,900,000.00.

Affiant

Sworn to and subscribed before me this 8 day of March, 2013.

Notary Public

My Commission Expires:

9-15-2013

Official Seal
Christine Schaults
Notary Public State of Illinois
My Commission Expires 09/15/2013

STATE OF Illinois)

COUNTY OF WILL)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, TIMOTHY J. LUBY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the/a(n) MANAGER of OLD HICKORY GENERAL PARTNER, LLC, an Illinois limited liability company, which is the general partner of Old Hickory/Nashville Limited Partnership, a Tennessee limited partnership, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company, in its capacity as general partner of said limited partnership.

WITNESS my hand, at office, this 8 day of March, 2013.

Christine Schaults
Notary Public

My Commission Expires:

9-15-2013

Official Seal
Christine Schaults
Notary Public State of Illinois
My Commission Expires 09/15/2013

Exhibit A

Property Description

Land lying in the Fifth Councilmanic District of Nashville, Davidson County, Tennessee, being Tract 1, a portion of Tract 2 and Tract 3 conveyed to Old Hickory/Nashville Limited Partnership of record by Instrument Number 20050304-0024193, Register's Office of Davidson County, Tennessee ("R.O.D.C."), and being more particularly described based upon a survey prepared by Crawford & Cummings P.C. dated February 21, 2013, TN RLS No. 2351, 1929 21st Avenue South, Nashville, TN 37212, as follows:

Beginning at an iron pin (found) lying in the southerly Right of Way of Granada Avenue (50' R.O.W.) and also being on the easterly Right of Way of CSX Transportation Railroad as shown on sheet V11-S1;

Thence, along said Right of Way South 82°40'38" East, a distance of 560.57 feet to an iron pin (found);

Thence, continuing along said Right of Way South 82°40'38" East a distance of 55.00 feet to an iron pin (found);

Thence, leaving said Right of Way and along or near the westerly and southerly lines of Metro Public Works, of record in Deed Book 10170, page 43, R.O.D.C., the next two (2) calls:

Thence, South 08°01'53" West a distance of 60.04 feet to an iron pin (found);

Thence, South 82°34'25" East a distance of 125.24 feet to an iron pin (found) in the westerly Right of Way of Apex Street;

Thence, along said Right of Way South 09°42'59" West a distance of 14.98 feet to an iron pin (found);

Thence, leaving said Right of Way and along or near the northerly line of Metro Public Works, of record in Deed Book 10218, page 485, R.O.D.C. North 82°34'25" West a distance of 129.79 feet to an iron pin (found);

Thence, along or near the westerly line of Metro Public Works and James A. Patterson, of record in Deed Book 9373, page 975, R.O.D.C. South 08°01'53" West a distance of 75.00 feet to an iron pin (found);

Thence, along or near the northerly line of Metro Government Public Works record in Deed Book 11385, page 174, R.O.D.C., North 82°40'40" West a distance of 50.00 feet to an iron pin (found);

Thence, along the easterly line of herein described tract 2, South 08°01'53" West, a distance of 49.97 feet to an iron pin (found);

Thence, along or near the northerly and westerly lines of Metro Government Public Works of record in Deed Book 11385, Page 174, R.O.D.C. the next three (3) courses and distances;

Thence, North 83°19'49" West, a distance of 92.28 feet to an iron pin (found);

Thence, South 04°14'30" West, a distance of 86.90 feet to an iron pin (found);

Thence, South 06°41'28" West, a distance of 144.62 feet to an iron pin (found);

Thence, along the westerly Right of Way of McFerrin-Granada Connector (Right of Way Varies) South 53°44'40" West, a distance of 46.76 feet to an iron pin (found);

Thence, along the southerly terminus of said Right of Way South 36°15'25" East, a distance of 20.00 feet to a concrete monument (old);

Thence, continuing with said terminus, South 36°15'39" East, a distance of 35.00 feet to a concrete monument (old), lying on the westerly Right of Way of Ellington Parkway (Right of Way Varies);

Thence, continuing along said Right of Way the next live (5) courses and Distances:

Thence, South 53°44'18" West, a distance of 299.79 feet to an iron pin (found);

Thence, along a curve to the right having a radius of 959.80 feet, a central angle of 16°04'53" and being subtended by a chord which bears South 61°46'44" West 268.51 feet, an arc length of 269.39 feet to an iron pin (found);

Thence, South 75°40'48" West, a distance of 195.89 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 825.60 feet, a central angle of 31°22'06" and being subtended by a chord which bears South 53°49'27" West 446.38 feet, an arc length of 452.00 feet to an iron pin (found);

Thence, South 36°37'45" West, a distance of 69.02 feet to an iron pin (found) lying in said railroad Right of Way;

Thence, along said Right of Way the next two (2) courses and distances:

Thence, North 28°13'36" East, a distance of 1054.53 feet to an iron pin (found);

Thence, North 28°13'32" East, a distance of 344.48 feet to the Point of Beginning.

Containing 555,896 Square Feet or 12.76 Acres, more or less.

Being part of the same property conveyed to GRANADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from EDWARD C. DUNN, TRUSTEE, of record in Book 10258, Page 31, dated June 1, 1995, said Register's Office. GRANADA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY is now known as OLD HICKORY/NASHVILLE LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP pursuant to Certificate of merger of record in Instrument No. 20050304-0024193, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 08204040800, 08204026400 and 08204026500.

2. Slope Easement of record in Book 4141, Page 876, said Register's Office.

3. Sanitary Sewer Easement of record in Book 2096, Page 358, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11426, Page 378, said Register's Office.

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