Davidson County	DEEDWARRSP
Recvd: 07/25/13 15:51	8 pgs
Fees:43.00 Taxes:9990.00	
20130725-0077372	

This instrument prepared by:

Jana Ott, Esq.
Target Corporation
Law Department
1000 Nicollet Mall, TPS-3155
Minneapolis, MN 55403

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D3 Hickory Hollow, LLC (NAME)	D3 Hickory Hollow, LLC (NAME)	16300027200
3550 Riverwood Parkway, Suite 750 (STREET ADDRESS OR ROUTE NUMBER)	3550 Riverwood Parkway, Suite 750 (STREET ADDRESS)	16300027500
Atlanta, GA 30339 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	16300035900

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TARGET CORPORATION, a Minnesota corporation, formerly known as Dayton-Hudson Corporation, a Minnesota corporation, hereinafter called the GRANTOR, has this day bargained and sold, and by these presents does hereby transfer and convey unto the said D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company, the GRANTEE, its successors and assigns, that certain tract or parcel of land in the County of Davidson, State of Tennessee, as legally described in **EXHIBIT "A"** attached hereto and by this reference incorporated herein.

This conveyance is SUBJECT TO: Real estate taxes and installments of special assessments not yet due and payable; all matters of record, including but not limited to, that certain Driveway Easement Agreement dated May 26, 1998, by and between Grantor and Henderson Corporation recorded in Book 10971 page 739 as Document No. 0448747 in the Register's Office for Davidson County Tennessee; that certain Driveway and Parking Easement Agreement dated November 3, 1998, by and between Grantor and Steak n Shake, Inc., recorded in Book 11220 page 107 in the Register's Office for Davidson County, Tennessee; that certain Driveway Easement Agreement dated November 12, 1998, by and between Grantor and RRP Hickory Hollow, LLC, recorded in Book 11208, page 810-817 in the Register's Office for Davidson County, Tennessee; all matters that would be disclosed by an accurate survey of the Property; and acts of Grantee.

This is unimproved ( ) property, known as
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

5330 Cane Ridge Road, Antioch, TN 37013

NCS-601817-MPLS(KM)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, having a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no further or otherwise. 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 our hand this 23 day of July, 2013.

TARGET CORPORATION,
a Minnesota corporation

By: _____
Name: ~~James L. Tucker~~
Title: ~~Director Real Estate~~
Target Corporation

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

Before me, Amber Rose Hague, a Notary Public in and for the County and State aforesaid, personally appeared James L. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Director, Real Estate of TARGET CORPORATION, a Minnesota corporation, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself as a Director, Real Estate of TARGET CORPORATION.

Witness my hand and official seal, at office in Hennepin County this 23rd day of July, 2013.

_____ Notary Public

My Commission Expires: January 31, 2016

AMBER ROSE HAGUE
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2016

STATE OF GEORGIA
COUNTY OF DEKALB

The actual consideration or value whichever is greater, for this transfer is $2,700,000.00.

Affiant _____

Subscribed and sworn to before me this the 24 day of July 2013

Notary Public _____

My commission expires:

JON ERICSON BREES NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 8TH, 2014

(Affix Seal)

RETURN TO:

D3 Hickory Hollow, LLC
3550 Riverwood Parkway, Suite 750
Atlanta, GA 30339

EXHIBIT "A"

LEGAL DESCRIPTION

Tract I

Land in Davidson County, Tennessee, and being known as Lot 1, on the plan of Cloverleaf Estates, Section 7, Second Revision of the Resubdivision of Lot 1 and reserved parcel "B" on plat of record in Book 9700, page 779, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract II

Land in Davidson County, Tennessee, and being known as Lot 4, on the plan of Cloverleaf Estates, Section 7, Resubdivision of Lot 1 and reserved parcel "B" on plat of record in Book 7900, page 547,, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract III

Land in Davidson County, Tennessee, and being known as Reserved Parcel "A", on the plan of Cloverleaf Estates, Section 7, on plat of record in Book 5200, page 258, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Dayton-Hudson Corporation, a Minnesota corporation by deed of record in Book 5520, page 140, in the Register's Office for Davidson County, Tennessee. The said Dayton-Hudson Corporation, a Minnesota corporation having since merged and is now known as Target Corporation, a Minnesota corporation by Articles of Merger of record in Instrument No. 200905180045568, in the Register's office for Davidson County, Tennessee.

SAID PROPERTY ALSO DESCRIBED AS:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF CANE RIDGE ROAD, SAID PIN BEING S 00° 26' E, 315.00 FEET SOUTH OF THE SOUTH MARGIN OF A FRONTAGE ROAD FOR INTERSTATE 24, ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 2 SHOWN ON CLOVERLEAF ESTATES, SECTION 2 OF RECORD IN BOOK 3700, PAGE 149, R.O.D.C.;

THENCE, LEAVING SAID MARGIN OF CANE RIDGE ROAD S 88° 57' E, 160.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. 2;

THENCE, S 00° 28' E, 135.00 FEET TO THE SOUTHWEST CORNER OF LOT NO. 4 AS SHOWN ON CLOVERLEAF ESTATES, SECTION 4 OF RECORD IN BOOK 4460, PAGE 187, R.O.D.C.;

THENCE, S 88° 57' E, 325.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. 4;

THENCE, N 00° 28' W, 450.00 FEET TO THE SOUTH MARGIN OF SAID FRONTAGE ROAD FOR INTERSTATE 24;

THENCE, WITH SAID ROAD S 88° 57' E, 243.06 FEET TO A POINT;

THENCE, CONTINUING WITH SAID FRONTAGE ROAD S 63° 11' E, 789.50 FEET TO A POINT;

THENCE, LEAVING SAID ROAD S 09° 35' E, 385.79 FEET, ALONG A WEST LINE OF PROPERTY CONVEYED TO MARTIN GOODWIN AND WALL GOODWIN OF RECORD IN BOOK 4635, PAGE 267, R.O.D.C., TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CLARK B. ROLLINS, JR., ET AL., OF RECORD IN BOOK 4949, PAGE 791, R.O.D.C.

THENCE, WITH SAID ROLLINS ET AL NORTH LINE AND ALONG A FENCE LINE S 76° 08' W, 890.47 FEET TO A POINT IN OLD CANE RIDGE ROAD (CLOSED BY BILL NO. 73-490);

THENCE, ALONG SAID OLD CANE RIDGE ROAD N 21° 36' W, 181.83 FEET TO THE NORTHEAST CORNER OF PHASE ONE SHOWN ON BELLWOOD SUBDIVISION OF RECORD

IN BOOK 4460, PAGE 41, R.O.D.C.;

THENCE LEAVING SAID ROAD N 86° 18' W, 228.58 FEET TO A POINT;

THENCE S 45° 41' W, 213.00 FEET TO THE EASTERLY MARGIN OF CANE RIDGE ROAD;

THENCE, WITH SAID MARGIN N 44° 19' W, 37.50 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT 416.19 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 543.39 FEET, A CENTRAL ANGLE OF 43° 53', A TANGENT DISTANCE OF 218.90 FEET AND CHORD OF N 22° 22' 30" W, 406.09 FEET;

THENCE, N 00° 26' W, 211.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.27 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCELS:

PARCEL A:

LOT 2, SECOND REVISION OF LOT 1 AND RESERVED PARCEL "B", SECTION 7 CLOVERLEAF ESTATES, RECORDED IN BOOK 9700, PAGE 779 RECORDER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND

PARCEL B:

LOT 2, SECTION 7, CLOVERLEAF ESTATES, RECORDED IN BOOK 5200, PAGE 258, R.O.D.C.

BEGINNING AT THE NORTHEAST CORNER OF INTERSECTION OF CANE RIDGE ROAD AND TARGET DRIVE, THENCE SOUTH 00° 24' 42" EAST 315.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89° 07' 32" EAST 159.72 FEET TO A POINT
THENCE SOUTH 00° 30' 44" EAST 135.00 FEET TO A POINT
THENCE SOUTH 88° 59' 44" EAST 154.00 FEET TO A POINT
THENCE SOUTH 22° 35' 18" WEST 67.87 FEET TO A POINT
THENCE NORTH 67° 24' 42" WEST 43.62 FEET TO A POINT

THENCE WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 23° 00' 00" AND A RADIUS OF 350.00 FEET) A DISTANCE OF 140.50 FEET TO A POINT.

THENCE SOUTH 89° 35' 18" WEST 85.44 FEET TO A POINT.

THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 25.00 FEET) A DISTANCE OF 39.27 FEET TO A POINT.

THENCE NORTH 00° 24' 42" WEST 135.00 FEET TO THE POINT OF BEGINNING CONTAINING 31,222.46 SQUARE FEET OR 0.7168 ACRES; AND

PARCEL C:

LOT 3, RESUBDIVISION OF LOT 1 AND RESERVE PARCEL B, SECTION 7, CLOVERLEAF ESTATES, RECORDED IN BOOK 7900, PAGE 547.

RETURN TO:

D3 Hickory Hollow, LLC
3550 Riverwood Parkway, Suite 750
Atlanta, GA 30339

True Copy Certification

I, Paulette Stevenson, 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.

Paulette Stevenson

Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Kristy Ann Marleau, a notary public for this county and state, Paulette Stevenson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristy Ann Marleau

Notary's Signature

My Commission Expires: Jan. 31, 2014

Notary' Seal (if on paper)

KRISTY ANN MARLEAU
Notary Public
Minnesota
My Comm. Exp. Jan. 31, 2014