BILL GARRETT, Davidson County
Trans:T20130070746 DEEDWARRSP
Recvd: 08/16/13 09:27 4 pgs
Fees:23.00 Taxes:3573.60
20130816-0086281

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9 day of August, 2013, between **CNL APF PARTNERS, LP**, a limited partnership, duly organized under and by virtue of the laws of the State of Delaware, party of the first part, and **TNPR2, LLC**, a Georgia limited liability company, party of the second part,

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Goodlettsville, County of Davidson, State of Tennessee, together with the buildings, fixtures, and improvements thereon, legally described on **Exhibit A** attached hereto, together with all the appurtenances and hereditaments thereto (the "***Property***"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

NCS-605921TN01
Asset No. 000160
Goodlettsville, Tennessee

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 9 day of August, 2013.

CNL APF PARTNERS, LP, a Delaware limited partnership, as successor by merger to CNL Income Fund VII, Ltd.

By: **CNL APF GP, LLC**, a Delaware limited liability company, its sole general partner

By: _____
Printed Name: PATRICIA DIETZ
Its: Authorized Signatory & VICE PRESIDENT

STATE OF ARIZONA]
COUNTY OF MARICOPA]

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PATRICIA DIETZ, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be a VICE PRESIDENT of CNL APF GP, LLC, a Delaware limited liability company, the sole general partner of CNL APF Partners, LP, a Delaware limited partnership, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the CNL APF PARTNERS, LP, as VICE PRESIDENT.

Witness my hand and seal this 7 day of August, 2013.

Christine M. Boyle
Notary Public

My Commission Expires: April 6, 2017

Christine M. Boyle
Notary Public - Arizona
Maricopa County
My Commission Expires
April 6, 2017

Asset No. 000160
Goodlettsville, Tennessee

QB\22181807.1

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(FOR RECORDING DATA ONLY)

Property Address:
307 Long Hollow Pike
Goodlettsville, Tennessee

Property Owner:
TNPR2, LLC
255 E. Paces Ferry Road, NE, Suite 300
Atlanta, Georgia 30305

Map & Parcel Number:
019-140-120-00

Mail tax bills to: (Person or Agency responsible for payment of taxes)
TNPR2, LLC
255 E. Paces Ferry Road, NE, Suite 300
Atlanta, Georgia 30305

This instrument prepared by:
Quarles & Brady LLP
101 East Kennedy Blvd., Suite 3400
Tampa, Florida 33602

Return to:
Kristin Brown
First American Title Insurance Company
2425 E. Camelback Rd., Suite 300
Phoenix, Arizona 85016

STATE OF ARIZONA]
COUNTY OF MARICOPA]

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $965,837.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 day of August, 2013.

Christine M. Boyle
Notary Public

Christine M. Boyle
Notary Public - Arizona
Maricopa County
My Commission Expires
April 6, 2017

My Commission Expires:
April 6, 2017

State tax _____ $
Recording fee __ $
Total _____ $

Asset No. 000160
Goodlettsville, Tennessee

QB\22181807.1

EXHIBIT A

LEGAL DESCRIPTION

Map/Parcel 019-140-120.00

Being the same property conveyed to the party of the first part by deed of record in Book 7933, at Page 229, in the Register's Office of Davidson County, Tennessee.

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, being Lot #2 of Northcreek Commons Subdivisions, of record at Plat Book 6900, page 205, Register's Office of Davidson County, Tennessee, and described more particularly according to survey of Ragan-Smith-Murphy & Associates, Inc., dated September 10, 1986, revised September 12, 1986, December 2, 1986, January 15, 1987 and October 3, 1988, and August 21, 1989, as follows:

Beginning at an iron pin in the southerly right of way line of Long Hollow Pike at the northeasterly corner of Lot No. 7, Section 6, Northgate Industrial Park, as of record in Book 5210, page 394, Register's Office for Davidson County, Tennessee, and proceeding:

1. With the southerly right of way line Long Hollow Pike with a curve to the left (radius 1,474.39) feet, northeasterly a distance of 137.46 feet to an iron pin set and having a chord bearing and distance of North 36° 01' 27", East 137.41 feet; thence,

2. Continuing with the southerly right of way line of Long Hollow Pike, North 34° 53' 04" East, 42.50 feet to an iron pin set, at the beginning of a curve (return curve at the intersection of Long Hollow Pike and Northcreek Boulevard); thence,

3. With said curve to the right (radius 25.00 feet) southeasterly a distance of 39.27 feet to an iron pin set on the westerly right of way of Northcreek Boulevard and having a chord bearing and distance of North 79° 53' 04" East, 35.36 feet; thence,

4. With the westerly right of way line of Northcreek Boulevard, South 55° 06' 56" East, 45.00 feet to a P.K. nail set at the beginning of a curve; thence,

5. Continuing with the westerly right of way line of Northcreek Boulevard with a curve to the right (radius 471.52 feet) southeasterly a distance of 171.25 feet to an iron pin set at the northwesterly corner of Lot No. 3, Section Two, Northcreek Commons, as of record in Book 6200, page 711, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of the herein described Lot No. 2; thence,

6. With the common line of the herein described Lot No. 2 and Lot No. 3, Section Two, South 42° 33' 16" West 212.62 feet to an iron pin set at the southeasterly corner of Lot No. 7, Section 6, Northgate Industrial Park; thence,

7. With the easterly line of Lot No. 7, North 45° 18' 54" West 215.00 feet to the point of beginning.

Together with an easement for ingress and egress and for vehicular parking as of recorded in Book 7469, page 433, said Register's Office.

Being property conveyed to CNL Income Fund VI, Ltd., a Florida Partnership by deed of record in Book 7933, page 229, in the Register's Office for Davidson County, Tennessee.