Return

Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

This instrument prepared by:
Robert G. Higgins
Higgins Law Office
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

STATE OF ILLINOIS
COUNTY OF COOK

The actual consideration or value, whichever is greater, is ~~$6,020,000.00~~ $5,820,000.00 Et

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2013.

OFFICIAL SEAL
BRENDA J MACON
Notary Public - State of Illinois
My Commission Expires Feb 23, 2017

Notary Public
My commission expires: February 23, 2017

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
c/o Rockbridge Capital 4100 Regent Street Suite G Columbus, Ohio 43219	c/o Rockbridge Capital 4100 Regent Street Suite G Columbus, Ohio 43219	93-6-1-60 (CBID)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NOEL PLACE NOTE HOLDING, LLC, a Delaware limited liability company ("**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto RB NASHVILLE LLC, a Delaware limited liability company, ("**GRANTEE**"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit "A", attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements on such land and all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "**Property**").

BILL GARRETT, Davidson County
Trans:T20130098670 DEEDWARRSP
Recvd: 11/20/13 13:18 6 pgs
Fees:33.00 Taxes:21534.00
20131120-0119736

Property address: 200 4th Avenue North
Nashville, Tennessee 37219

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signatures on Following Page]

WITNESS my hand, at office, this 30th day of October, 2013.

GRANTOR:

NOEL PLACE NOTE HOLDING, LLC,
a Delaware limited liability company

By: _____
Name: Joel L. Teglia
Title: Manager

STATE OF ILLINOIS
COUNTY OF COOK

ROBERT G. HIGGINS
200 WEST ADAMS STREET
SUITE 2220
CHICAGO, IL 60606

Before me, _____, a notary public of the state and county aforementioned, personally appeared Joel L. Teglia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of Noel Place Note Holding, LLC, the within-named bargainor, a Delaware limited liability company, and that he as such manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as manager.

WITNESS my hand and seal in Chicago, Illinois, this the 30th day of October 2013.

_____
Notary Public
My Commission Expires: 03/03/15

OFFICIAL SEAL
ROBERT G HIGGINS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/03/15

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MARK ON THE CONCRETE SIDEWALK AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, WIDTH VARIES, AND THE EASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH, 50 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH, NORTH 27 DEGREES 31 MINUTES 10 SECONDS WEST, 74.83 FEET TO A MARK ON THE CONCRETE SIDEWALK AT A CORNER COMMON WITH THE PROPERTY OF ANGELIA NICHOLSON DUNCAN, AS OF RECORD IN DEED BOOK 4582, PAGE 956, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE NORTH WITH THE SOUTHERLY PROPERTY LINE OF ANGELIA NICHOLSON DUNCAN, SAID SOUTHERLY PROPERTY LINE ALSO BEING A BUILDING SEAM, NORTH 61 DEGREES 44 MINUTES 40 SECONDS EAST, 163.90 FEET TO A MARK ON CONCRETE IN THE WESTERLY RIGHT-OF-WAY LINE OF PRINTER'S ALLEY, ALSO BEING ALLEY NUMBER 10, WIDTH VARIES;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRINTER'S ALLEY, SOUTH 27 DEGREES 15 MINUTES 41 SECONDS EAST, 75.00 FEET TO A MARK ON THE CONCRETE SIDEWALK IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHURCH STREET.

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF PRINTER'S ALLEY WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, SOUTH 61 DEGREES 48 MINUTES 08 SECONDS WEST, 163.56 FEET TO THE POINT OF BEGINNING. CONTAINING 12,264 SQUARE FEET (0.282 ACRES MORE OR LESS), AS SHOWN BY SURVEY MADE BY R. SCOTT CHERRY REGISTERED LAND SURVEYOR, TENNESSEE LICENSE NO. 1512, CHERRY LAND SURVEYING, 622 WEST IRIS, NASHVILLE, TENNESSEE 37204, DATED DECEMBER 11, 1998, LAST REVISED APRIL 30, 2003, BEARING JOB NO. 98336.

BEING THE SAME PROPERTY CONVEYED TO NOEL PLACE NOTE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY TRP NOEL PLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EAT TIC HOLDING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUIT CLAIM DEED OF RECORD AS INSTRUMENT 20131120-0119735 ; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 200 FOURTH AVENUE NORTH, NASHVILLE TENNESSEE.

MAP PARCEL NO.	93-6-1-60 (CBID)
COMMON ADDRESS:	200 4TH AVENUE NORTH NASHVILLE, TN 37219

EXHIBIT "B"
EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. Restrictive Covenants, easements, ordinances and provisions contained in the Restrictive Covenants running with the land the Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project of record in Book 9208, page 613, as affected by Ordinance 097-755, recorded in Book 10512, page 464, Ordinance No. BL 2002-1033, recorded in Instrument No. 20020626-0076795, and Ordinance BL 2004-424 recorded in Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.

3. Authorization for Installing Luminaire or Banner Arm(s) on Side of Property of record in Book 9627, page 209, in said Register's Office.

4. Rights of tenants as tenants only under any unrecorded leases.