BILL GARRETT, Davidson County
Trans:T20130105890 DEEDWARRSP
Recvd: 12/19/13 15:01 4 pgs
Fees:23.00 Taxes:6142.00
20131219-0128454

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Business Park Partners, GP 1994 Gallatin Road North Suite 308 Madison, TN 37115	Same	034-02, Parcels 010.00 and 104.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RIVERGATE EXECUTIVE PARK GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BUSINESS PARK PARTNERS, GP, a Tennessee general partnership ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as Rivergate Executive Park, Goodlettsville, TN

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever arising by, through or under Grantor (other than those matters described on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 13th day of December, 2013.

RIVERGATE EXECUTIVE PARK GENERAL PARTNERSHIP, a Tennessee general partnership

By: 

James A. Martens,
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, James A. Martens, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Rivergate Executive Park General Partnership, a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 13TH day of December, 2013.

Kathalee Tewell
Notary Public

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 2016

My Commission Expires:
December 6, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $1,660,000.

Jay Thomson McNaughton
Affiant

Subscribed and sworn to before me, this 13TH day of December, 2013.

Kathalee Tewell
Notary Public

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 20

My Commission Expires: December 6, 2016

EXHIBIT A

LAND in Davidson County, Tennessee, Being Lot Nos. 1 and 2, on the Plan of Rivergate Executive Park, as shown on plat of record in Plat Book 7900, Page 138, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rivergate Executive Park L.L.C., a Tennessee limited liability company, by deed from Northwestern National Life Insurance Company, a Minnesota corporation, of record in Book 9466, Page 106, Register's office for Davidson County, Tennessee. Pursuant to Certificate of Merger, recorded at Instrument No. 200001120004300, Rivergate Executive Park L.L.C., was merged into Rivergate Executive Park General Partnership, a Tennessee general partnership.

EXHIBIT B

1. Taxes for 2013 and thereafter, a lien not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 7900, page 138, Register's Office for Davidson County, Tennessee.

12635179.2