BILL GARRETT, Davidson County
Trans:T20140000585 DEEDWARR
Recvd: 01/03/14 10:56 4 pgs
Fees:23.00 Taxes:2534.50
20140103-0000773

This Instrument Prepared by
and return to:
Jack Kubiszyn, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that **REGIONS BANK**, an Alabama banking corporation (hereinafter "Grantor"), having its principal place of business at 250 Riverchase Parkway East, South Building, 6th Floor, Birmingham, Alabama 35244 to **WMB PROPERTIES, G.P.**, a Tennessee general partnership (hereinafter "Grantee"), having an address at 353 Sandcastle Road, Franklin, Tennessee 37069.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Davidson County, Tennessee, to wit:

> Land in Davidson County, being Outparcel 3 on the Plan of Re-Subdivision of Outparcels 2-4 Harpeth Village P.U.D., as shown on the Plat of record at Instrument Number 20070907-0107490, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description. Being part of the same property conveyed to Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, by quitclaim deed recorded in instrument No. 20060314-0029283, Register's Office of Davidson County, Tennessee.*
>
> This is unimproved property known as revised Outparcel 3 on Highway 100, Nashville, Tennessee 37221-4212.
>
> Property Appraiser Parcel I.D.: 156-09A-013.00 CO

This conveyance is subject to taxes for 2013 and subsequent years, zoning and other land use laws and all regulations, restrictions, easements and other matters of record.

TOGETHER with all and singular the rights and appurtenances pertaining to such real property, including any rights Grantor may have in and to the subsurface under such tract, any

* and being the same property conveyed to Regions Bank by Special Warranty Deed of record in Instrument No. 20071106-0130720, said Register's Office.

rights and easements (express or implied) appurtenant thereto, and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that, except as above-noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature on the following page]

IN WITNESS WHEREOF, the Grantor has caused this Limited Warranty Deed to be executed in its name, and its corporate seal to be affixed thereto by its officers thereunto duly authorized, on this 11 day of December, 2013.

Signed, sealed and delivered
in the presence of:

Wendy Turner

Print Name: Wendy Turner

Andrea Howard

Print Name: Andrea Howard

REGIONS BANK, an Alabama banking corporation

By: K B. Pressley

Name: Keith Pressley
Its: Senior Vice President

STATE OF ALABAMA)
)ss.
COUNTY OF JEFFERSON)

The foregoing Limited Warranty Deed was acknowledged before me this 11 day of December, 2013, by Keith Pressley as Senior Vice President of Regions Bank, an Alabama banking corporation, for and on behalf of the corporation. He is personally known to me.

SEAL

Randi L Dicus

Notary Public

My commission expires: 11/5/2016

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

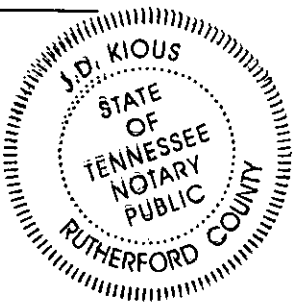
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Lynn Vaughn
Affiant

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

Notary Public



My Commission Expires: 5/17/2014

Name and Address of New Owner:

WMB Properties, G.P.
353 Sandcastle Road
Franklin TN 37069

Send Tax Bills to:

WMB Properties, G.P.
353 Sandcastle Road
Franklin TN 37069