BILL GARRETT, Davidson County
Trans:T20140021700 DEEDWARRSP
Recvd: 04/01/14 11:02 4 pgs
Fees:23.00 Taxes:27195.00
20140401-0026789

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
1014 Vine Street Cincinnati, Ohio 45202 Attn: Corporate Real Estate	1014 Vine Street Cincinnati, Ohio 45202 Attn: Property Tax	01914001400

This instrument prepared by:
Bryan H. Falk, Esq.
Vorys, Sater, Seymour and Pease LLP
2100 One Cleveland Center
1375 East Ninth St.
Cleveland, Ohio 44114

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, paid by Topvalco, Inc., an Ohio corporation ("Grantee"), to DDR Northcreek Commons LLC, a Delaware limited liability company ("Grantor"), Grantor has this day bargained and sold, and does hereby transfer and convey unto Grantee, its successors and assigns, certain real estate in Davidson County Tennessee as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is improved property commonly known as: 123 Northcreek Blvd.
Goodlettsville, Tennessee 37072

This grant pertains to Davidson County
Property Assessor Parcel ID: 01914001400

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors and assigns forever.

The foregoing conveyance is made subject to taxes and assessments not yet due and payable; easements, conditions, restrictions and other matters of record, if any; legal highways and zoning ordinances.

Grantor covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, and assigns, against the lawful claims of all persons, claiming by, through, or under the Grantor, but no further or otherwise.

Grantee, by its acceptance hereof, hereby waives and releases Grantor from any claims for recovery of costs associated with conduct of any voluntary action or any remedial responses, corrective action or closure under any applicable federal, state or local environmental laws ("Environmental Laws"). For purposes of this instrument, the term "Environmental Laws" shall include, without limitation, the Superfund Act and the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901 *et seq.*, as amended from time to time; and any similar federal, state and local laws and ordinances and the regulations and rules implementing such statutes, laws and ordinances.

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 my hand this 26th day of March , 2014:

GRANTOR:
DDR NORTHCREEK COMMONS LLC, a Delaware limited liability company

By: Mark Bratt

Print Name: MARK E. BRATT

Title: Executive Vice President & Chief Investment Officer

STATE OF OHIO :
COUNTY OF CUYAHOGA : SS

Personally appeared before me, ~~Mark E.~~ Nicole Mulloy , a Notary Public in and for the said County and State, Mark E. Bratt , the Executive Vice President & Chief Investment Officer of DDR Northcreek Commons LLC, the within named Grantor, proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the company.

Witness my hand and official seal at Beachwood OH , this 26th day of March, 2014.

Notary Public

NOTARIAL SEAL STATE OF OHIO

Nicole Mulloy
Notary Public, State of Ohio
My Commission Expires
March 12, 2019
Recorded in Geauga County

STATE OF Ohio
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $7,350,000.00.

APPROVED KRG LAW DEPT.

TOPVALCO, INC., an Ohio corporation

By: _____

Print Name: Terry M. Evans

Title: Vice President

Sworn to and subscribed before me this 26 day of March, 2014.

Jennifer Jones
Notary Public
My Commission Expires: 12/6/2014

NOTARY PUBLIC STATE OF OHIO

JENNIFER JONES
Notary Public, State of Ohio
My Commission Expires
December 6, 2014

EXHIBIT A

Land in Davidson County, Tennessee, being known as Lot 1A as shown on the Plan of the Amendment of Lot 1A, Northcreek Commons Final Plat, of record at Instrument No. 20110621-0047591, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DDR Northcreek Commons LLC, by Instrument No. 200411170138304 of record in Register's Office of Davidson County, Tennessee.