Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jackson Village, LLC 1101 Ben Tobin Drive Hollywood, Florida 33021	Map-Par. 064-15-0-009.00	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

BILL GARRETT, Davidson County
Trans:T20140036427 DEEDQC
Recvd: 05/23/14 14:09 4 pgs
Fees:22.00 Taxes:0.00
20140523-0044830

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, THE BEN TOBIN COMPANIES, LTD., a Florida limited partnership (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to JACKSON VILLAGE, LLC, a Florida limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as Jackson Village Shopping Center, 4400-4414 Lebanon Pike, Hermitage, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 13 day of May, 2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Notary Public
My Commission Expires: 9-9-2014

7/3409327.1

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13 day of May, 2014

THE BEN TOBIN COMPANIES, LTD.,
a Florida limited partnership

By: Ben Tobin Companies, LLC,
its General Partner,
a Florida limited liability company

By: _____
Herbert A. Tobin, Chairman & CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Herbert A. Tobin, Notary Public, Herbert A. Tobin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of May, 2014.

_____
Notary Public
My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

EXHIBIT A

The land referred to in this Policy is located in the County of Davidson, State of Tennessee, described as follows:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Shute Lane and Lebanon Road, being Lot No. 1, as shown on the plan of First Revision, Resubdivision of Lots 1 and 2 Lenox Square, as of record in Book 8250, Page 333, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Shute Lane, said point being the northwesterly corner of the herein described parcel;

THENCE, leaving said easterly margin with the southerly and easterly lines of Larry W. Powell of record in Book 11708, Page 131, R.O.D.C., the following calls:

S 89° 34' 08" E, 489.37 feet to an iron pin,
N 00° 06' 08" E, 148.75 feet to an iron pin,
S 89° 53' 52" E, 40.00 feet to an iron pin in the westerly line of the Moore-Handley Lebanon Road site of record in Plat Book 5210, Page 71, R.O.D.C.;

THENCE, with said westerly line the following calls:

S 00° 06' 08" W, 359.98 feet to an iron pin,
N 88° 17' 08" E, 95.00 feet to an iron pin,
S 00° 06' 08" W, 184.54 feet to an iron pin;

THENCE, leaving said westerly line with the northerly line of Lot No. 4, as shown on the plan of resubdivision of Lot Nos. 1 and 2, Lenox Square, of record in Book 5800, Page 222, R.O.D.C., N 89° 30' 10" W, 136.77 feet to an iron pin;

THENCE, with the westerly line of said Lot No. 4, S 00° 27' 18" W, 211.73 feet to an iron pin in the northerly margin of Lebanon Raod;

THENCE, with said northerly margin and a curve concave to the south 488.52 feet to an iron pin, said curve having a central angle of 18° 47' 35', a radius of 1,489.39 feet, a tangent of 246.47 feet and a chord of S 68° 53' 46" W, 486.33 feet;

THENCE, continuing with said margin and a curve concave to the north 46.01 feet to an iron pin in the easterly margin of Shute Lane, said curve having a central angle of 87° 52' 29", a radius of 30.00 feet, a tangent of 28.91 feet and a chord of N 76° 33' 47" W, 41.63 feet;

THENCE, with said easterly margin the following calls:

With a curve concave to the east, 94.60 feet to an iron pin, said curve having a central angle of 21° 08' 03", a radius of 256.47 feet, a tangent of 47.85 feet and a chord of N 22° 03' 31" W, 94.07 feet,

N 04° 35' 03" E, 70.92 feet to an iron pin,
N 00° 07' 32" W, 128.54 feet to an iron pin,
N 04° 35' 03" E, 487.80 feet to the Point of Beginning.

Containing 393,256 square feet or 9.03 acres, more or less.

Being the same property conveyed to THE BEN TOBIN COMPANIES, LTD., A FLORIDA LIMITED PARTNERSHIP, by quitclaim deed from BEN TOBIN, HERBERT A. TOBIN AND VINCENT E. DAMIAN, JR., AS CO-TRUSTEES OF THE BEN TOBIN REVOCABLE TRUST, of record in Book 9858, Page 563, dated September 29, 1995, said Register's Office.

TOGETHER WITH the beneficial easement rights contained in the Cross Easement Agreement of record in Book 5831, Page 752, said Register's Office.