BILL GARRETT, Davidson County
Trans:T20140052315 DEEDQC
Recvd: 07/21/14 10:46 7 pgs
Fees:37.00 Taxes:0.00

20140721-0064454

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
UBS Tower, Suite 1700
315 Deaderick St
Nashville, TN 37238

STATE OF Georgia }
COUNTY OF Fulton }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2014.

NOTARY PUBLIC

My Commission expires: March 11, 2017

OFFICIAL SEAL
RUTH R MANNS
Notary Public, Georgia
FULTON COUNTY
My Commission Expires
MARCH 11, 2017

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
565 Royal Pkwy LLC	SAME	
(NAME)	(NAME)	
2060 Mount Paran Rd, Suite 101		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30327		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, the undersigned HarperCollins Christian Publishing, Inc. formerly Thomas Nelson, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to 565 Royal Pkwy LLC, a Georgia limited liability company, hereinafter called the Grantee, its successors and assigns, all right, title and interst the Grantor in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (referred to as the "Property").

This is property located at 565 and 580 Royal Parkway, Nashville, Tennessee.

EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH IN THE AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE BETWEEN THE GRANTOR AND GRANTEE DATED APRIL 30, 2014 AS AMENDED (THE "AGREEMENT") OR IN ANY DOCUMENTS TO BE DELIVERED BY GRANTOR AT CLOSING PURSUANT TO THE AGREEMENT, IT IS UNDERSTOOD AND AGREED THAT THE PROPERTY IS BEING SOLD AND CONVEYED HEREUNDER "AS IS, WHERE IS" AND WITH ANY AND ALL FAULTS AND LATENT AND PATENT DEFECTS WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY BY GRANTOR. GRANTOR HAS NOT MADE AND DOES NOT MAKE AND HEREBY SPECIFICALLY DISCLAIMS (EXCEPT AS EXPRESSLY SET FORTH IN THE AGREEMENT OR IN ANY DOCUMENTS TO BE DELIVERED BY GRANTOR AT CLOSING PURSUANT TO SECTION 6 OF THE AGREEMENT) ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, ITS CONDITION (INCLUDING WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY

REGARDING QUALITY OF CONSTRUCTION, STATE OF REPAIR, WORKMANSHIP, MERCHANTABILITY, SUITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE), ITS COMPLIANCE WITH ENVIRONMENTAL LAWS OR OTHER LAWS, ITS ENVIRONMENTAL CONDITION, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, THE OBLIGATIONS, RESPONSIBILITIES OR LIABILITIES OF THE OWNER THEREOF, OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, AND GRANTOR HEREBY DISCLAIMS AND RENOUNCES ANY OTHER REPRESENTATION OR WARRANTY.

EXCEPT AS OTHERWISE EXPRESSLY PROVIDED FOR IN THIS AGREEMENT, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACCEPTING DELIVERY OF THIS DEED WITHOUT RELYING UPON ANY SUCH REPRESENTATION, WARRANTY, STATEMENT OR OTHER ASSERTION, ORAL OR WRITTEN, MADE BY GRANTOR OR ANY REPRESENTATIVE OF GRANTOR OR ANY OTHER PERSON ACTING OR PURPORTING TO ACT FOR OR ON BEHALF OF GRANTOR WITH RESPECT TO THE PROPERTY, BUT RATHER IS RELYING UPON ITS OWN EXAMINATION AND INSPECTION OF THE PROPERTY. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE GRANTEE OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS IN PURCHASING THE PROPERTY. WITHOUT LIMITING THE GENERALITY OF THE DISCLAIMERS, AGREEMENTS AND ACKNOWLEDGMENTS CONTAINED HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY WARRANTIES REGARDING (A) THE TRUTH OR ACCURACY OF ANY ENVIRONMENTAL SITE ASSESSMENT; OR (B) THE QUALIFICATIONS OR EXPERTISE OF THE RESPECTIVE PARTIES CONDUCTING THE ENVIRONMENTAL SITE ASSESSMENT.

GRANTEE AGREES THAT GRANTEE SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH, AND AGREES TO WAIVE, RELEASE, INDEMNIFY AND HOLD GRANTOR AND GRANTOR'S AGENTS, EMPLOYEES, OFFICERS, DIRECTORS AND STOCKHOLDERS HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, LIABILITIES AND OBLIGATIONS OF WHATSOEVER KIND OR NATURE, DIRECT OR INDIRECT, AND WHETHER CONTINGENT, CONDITIONAL OR OTHERWISE, THAT ARE KNOWN OR UNKNOWN, ARISING UNDER, PURSUANT TO, FROM OR BY REASON OF OR IN CONNECTION WITH ANY AND ALL FEDERAL, STATE AND LOCAL LAWS, STATUTES, ORDINANCES, RULES, REGULATIONS, PERMITS OR STANDARDS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO ENVIRONMENTAL PROTECTION; HAZARDOUS OR SOLID WASTES OR HAZARDOUS SUBSTANCES (INCLUDING, BUT NOT LIMITED TO, PETROLEUM, PETROLEUM PRODUCTS AND PETROLEUM WASTES; ASBESTOS CONTAINING MATERIALS AND WASTES; POLYCHLORINATED BIPHENYL WASTES, PETROLEUM PRODUCTS, CONSTITUENTS AND DERIVATIVES; ASBESTOS; POLYCHLORINATED BIPHENYLS; ORGANIC SOLVENTS; AND METALS) OR ANY SUBSTANCES NOW OR IN THE FUTURE SUBJECT TO REGULATION AT, ON OR ABOUT THE PROPERTY. THE INDEMNIFICATION AND HOLD HARMLESS OF GRANTOR BY GRANTEE SET FORTH HEREIN IS INTENDED AND DOES INCLUDE ANY CLAIM OR DAMAGE WHICH IS BASED IN WHOLE OR IN PART ON THE NEGLIGENCE OR ALLEGED NEGLIGENCE OF GRANTOR OR GRANTOR'S AGENT AND/OR EMPLOYEES. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTY.

Witness my hand this 10 day of July, 2014.

HarperCollins Christian Publishing, Inc., formerly
Thomas Nelson, Inc.

By: _____
Name: Troy Edens
Its: SVP and CFO

STATE OF MI }
COUNTY OF Kent }

Before me, Fikreta Jakupovic, a Notary Public in and for the County and State aforesaid, personally appeared Troy Edens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be SVP and CFO of HARPERCOLLINS CHRISTIAN PUBLISHING, INC., a Tennessee corporation, formerly THOMAS NELSON, INC. the within named grantor, and that he as such SVP and CFO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as SVP and CFO.

Witness my hand and official seal at office this 10 day of July, 2014.

My Commission expires:

_____

_____
Notary Public

FIKRETA JAKUPOVIC
Notary Public - Michigan
Kent County
My Commission Expires May 4, 2015
Acting in the County of _____

FIKRETA JAKUPOVIC NOTARY PUBLIC STATE OF MICHIGAN

EXHIBIT A

(To be inserted from Revised Title Commitment)

Exhibit "A"

TRACT 1

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 1 ON THE PLAN OF REVISION OF PLAT, LOT NO. 1, ROYAL PARK BUSINESS CENTER OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 2, 2014 LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 4 AS SHOWN ON THE PLAN OF "RESUBDIVISION OF LOT 3, ANDERSON PROPERTIES LAND" AS OF RECORD IN PLAT BOOK 7900, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY, AND WITH THE WESTERLY PROPERTY LINE OF SAID LOT 4, SOUTH 08 DEGREES 42 MINUTES 06 SECONDS WEST, 199.86 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION AS OF RECORD IN PLAT BOOK 2900, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION, IN PART, NORTH 82 DEGREES 19 MINUTES 36 SECONDS WEST, 248.42 FEET TO A PLANTED STONE (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE PLAN OF "REVISION OF PLAT LOT NO. 1 ROYAL PARK BUSINESS CENTER" AS OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:
3. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 1, NORTH 26 DEGREES 04 MINUTES 08 SECONDS EAST, 213.54 FEET TO AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY; THENCE,
4. WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTWARDLY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1174-17-FEET, A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 30 SECONDS, FOR AN ARC LENGTH OF 63.36 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 26 MINUTES 35 SECONDS EAST, 63.35 FEET; THENCE,
5. SOUTH 81 DEGREES 59 MINUTES 12 SECONDS EAST, 121.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,498 SQUARE FEET OR 0.999 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO THOMAS NELSON, INC. BY DEED FROM ROYAL PARK INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD AS BOOK 8627, PAGE 389 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 12, 1992.

TRACT II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NOS. 1 ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 2, 2014 LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAT OF "W.B. WIGGINS, JR. SUBDIVISION" AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, NORTH 80 DEGREES, 13 MINUTES 15 SECONDS WEST, 403.48 FEET TO AN IRON ROD (FOUND); THENCE,
2. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50-FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 429.42 FEET TO A P.K. NAIL (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE AS OF RECORD IN BOOK 5944, PAGE 704, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 00 MINUTES 37 SECONDS WEST, 426.18 FEET; THENCE,
3. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, AND WITH THE EASTERLY PROPERTY LINE OF UNITED STATES POSTAL SERVICE, NORTH 08 DEGREES 22 MINUTES 09 SECONDS EAST, 1107.48 FEET TO AN EXISTING POST IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO VIRGINIA SUE HUDSON AS OF RECORD IN INSTRUMENT NO. 20060713-0084165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID HUDSON, IN PART, NORTH 86 DEGREES 48 MINUTES 41 SECOND EAST, 17.93 FEET TO AN IRON ROD (FOUND); THENCE,
5. NORTH 03 DEGREES 32 MINUTES 07 SECONDS EAST, 29.06 FEET TO AN IRON ROD (FOUND); THENCE,
6. NORTH 86 DEGREES 47 MINUTES 54 SECONDS EAST, 287.52 FEET TO AN IRON ROD (FOUND) IN THE WEST PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY AND SOUTHERLY PROPERTY LINES OF SAID LOT NO. 2 THOMAS NELSON DEVELOPMENT, SOUTH 05 DEGREES 44 MINUTES 11 SECONDS WEST, 400.77 FEET TO AN IRON ROD (NEW); THENCE,
8. SOUTH 81 DEGREES 38 MINUTES 12 SECONDS EAST, 243.43 FEET TO AN IRON ROD (NEW); THENCE,
9. SOUTH 08 DEGREES 13 MINUTES 56 SECONDS WEST, 137.71 FEET TO AN IRON ROD (NEW); THENCE,
10. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 37.21-FEET, A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 32.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 22 MINUTES 48 SECONDS EAST, 31.09 FEET; THENCE,
11. SOUTH 46 DEGREES 54 MINUTES 18 SECONDS EAST, 22.26 FEET TO AN IRON ROD (NEW); THENCE,
12. SOUTH 62 DEGREES 09 MINUTES 10 SECONDS EAST, 12.78 FEET TO AN IRON ROD (NEW); THENCE,
13. SOUTH 81 DEGREES 43 MINUTES 39 SECONDS EAST, 15.97 FEET TO AN IRON ROD (NEW); THENCE,
14. SOUTH 08 DEGREES 16 MINUTES 21 SECONDS WEST, 340.00 FEET TO AN IRON ROD (NEW); THENCE,
15. SOUTH 81 DEGREES 17 MINUTES 41 SECONDS EAST, 195.82 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED LOT NO. 1 W.B. WIGGINS, JR. SUBDIVISION AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
16. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION, IN PART SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST, 385.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 722,257 SQUARE FEET OR 16.581 ACRES, MORE

OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

TOGETHER WITH ALL EASEMENTS UNDER AND BY VIRTUE OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN UNITED STATES POSTAL SERVICE AND THOMAS NELSON, INC., UNDATED, FILED FEBRUARY 21, 1992, RECORDED IN BOOK 8555, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED BY ADDENDUM TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THOMAS NELSON, INC. AND UNITED STATES POSTAL SERVICE DATED MAY ___, 1992, FILED AUGUST 19, 1992, RECORDED IN BOOK 8706, PAGE 66 AFORESAID RECORDS.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROYAL PUBLISHERS, BY DEED FROM RESIDENTIAL INVESTMENTS, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4329, 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ROYAL PUBLISHERS HAVING CHANGED ITS NAME TO THOMAS NELSON, INC., BY AMENDMENT TO ITS CORPORATE CHARTER, OF RECORD IN BOOK 4648, PAGE 236, SAID REGISTER'S OFFICE; AND BEING PARTS OF THE SAME PROPERTY CONVEYED TO THOMAS NELSON, INC., BY DEED FROM ALF ADAMS, JR. ET AL, TRUSTEES OF THE PRESBYTERY OF MIDDLE TENNESSEE, OF RECORD IN BOOK 4648, PAGE 679, SAID REGISTER'S OFFICE; AND BY DEED FROM MILLER G. KIMBROUGH, JR., TRUSTEE OF RECORD IN BOOK 4736, PAGE 108, SAID REGISTER'S OFFICE, AND BOOK 4926, PAGE 616, SAID REGISTER'S OFFICE; AND BEING PART OF THE SAME PROPERTY CONVEYED TO THOMAS NELSON, INC., BY DEED FROM WIGGINS ASSOCIATES, A PARTNERSHIP, OF RECORD IN BOOK 5156, PAGE 78, SAID REGISTER'S OFFICE.

By Articles of Merger, dated May 31, 2013, the name of Thomas Nelson, Inc. was changed to HarperCollins Christian Publishing, Inc., a Tennessee corporation, of record as Instrument No. 20140721 0064452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 565 Royal Pkwy LLC, a Georgia limited liability company by Deed of record as Instrument No. 20140731-0064453, Register's Office for Davidson County, Tennessee.