BILL GARRETT, Davidson County
Trans:T20140053689 DEEDWARRSP
Recvd: 07/24/14 14:58 6 pgs
Fees:33.00 Taxes:79180.00
20140724-0065982

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of July, 2014, by and between G&C BEECHWOOD LAND INVESTORS, LLC, a Tennessee limited liability company with, party of the first part, and FRBH Beechwood, LLC, a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

See attached Exhibit "A" which is incorporated herein by this reference for legal description

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number ** in the Register's Office of Davidson County, Tennessee.

**201110280083877 and 201110280083878

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

See attached Exhibit "B" for exceptions to title

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

	G&C BEECHWOOD LAND INVESTORS, LLC, a Tennessee limited liability company By: G&C Beechwood Management, LLC, a Tennessee limited liability company, managing member By: _____ Anuj Grover, Managing Member

****

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, Mimi Gross, a Notary Public of said State and County aforesaid, personally appeared Anuj Grover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member of G&C Beechwood Management, LLC, a Tennessee limited liability company, the managing member of G&C BEECHWOOD LAND INVESTORS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such managing member, executed the foregoing instrument for the purpose therein contained, by signing the name of G&C BEECHWOOD LAND INVESTORS, LLC, by himself as such managing member.

Witness my hand and seal, this 16th day of July, 2014.

_____
Notary Public

My Commission Expires:_____

NOTARY PUBLIC-STATE OF FLORIDA
Mimi Gross
Commission # EE029387
Expires: OCT. 07, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

****

(FOR RECORDING DATA ONLY)

Property Address:
1211 Bell Road
~~Nashville~~ TN 37013
Antioch

Property Owner:
FRBH Beechwood, LLC
400 Locust Street
Des Moines, Iowa 50309

~~Ward~~ xxxx ~~Block~~ xxxx ~~Parcel~~ xxxxx
~~Ward~~ xxxx ~~Block~~ xxxx ~~Parcel~~ xxxxx

Map & Parcel No. 162-217.00**
Mail tax bills to: (Person or Agency responsible for payment of taxes)
Debbie Sanford
400 Locust Street
Des Moines, Iowa 50309

**162-293.00 and 163-185.00
This instrument prepared by:
George A. Pincus, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
200 E. Las Olas Blvd., Suite 2100
Ft. Lauderdale, FL 33301

~~Return to:~~
Debbie Sanford
400 Locust Street
Des Moines, Iowa 50309

Return to: ND9
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas TX 75204

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 21,400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of July, 2014.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
FRANCES WHISLER
Notary Public, State of Texas
My Commission Exp 08-25-17

Exhibit "A"
Tract II

PARCEL 217 (RESERVED PARCEL A)

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Reserved Parcel A, of the Beechwood Terrace Subdivision, as of record in Plat Book 5200, Page 563, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the northerly right-of-way line of Bell Road, at a corner common with the property of Tract I, Parcel I of the Beechwood Terrace Subdivision, also being the property of Beechwood Terrace, L.P., as of record in Instrument Number: 20010227-0018102, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 623,763.37; Easting: 1,770,215.25, on the State Plane Coordinate System NAD-83 (1995);

Thence with the northerly right-of-way line of Bell Road, North 75 deg 36 min 55 sec West, 260.55 feet to a point in the center of Mill Creek, at a corner common with the property of Lighthouse Baptist Church, as of record in Deed Book 6562, Page 513, at the Register's Office for Davidson County, Tennessee;

Thence with the center of Mill Creek and the easterly property line of Lighthouse Baptist Church for the following thirteen calls;

1) North 50 deg 06 min 05 sec East, 406.48 feet to a point;
2) North 07 deg 12 min 27 sec East, 40.00 feet to a point;
3) North 12 deg 29 min 27 sec East, 67.52 feet to a point;
4) North 04 deg 19 min 27 sec East, 254.24 feet to a point;
5) North 00 deg 50 min 27 sec East, 194.96 feet to a point;
6) North 10 deg 05 min 33 sec West, 310.05 feet to a point;
7) North 07 deg 00 min 27 sec East, 166.02 feet to a point;
8) North 09 deg 39 min 27 sec East, 268.11 feet to a point;
9) North 09 deg 31 min 33 sec West, 105.62 feet to a point;
10) North 34 deg 57 min 33 sec West, 304.83 feet to a point;
11) North 10 deg 06 min 27 sec East, 95.81 feet to a point;
12) North 54 deg 13 min 27 sec East, 130.46 feet to a point;
13) North 47 deg 50 min 27 sec East, 140.13 feet to a point, at a corner common with the Reserved Parcel B, Beechwood Terrace, also being the property of Saul S. Pearl, Et Al, as of record in Instrument Number: 20010227-0018110, at the Register's Office for Davidson County, Tennessee, and at the intersection with the center of Collins Creek;

Thence with the southerly property line of said Reserved Parcel B, and the center of Collins Creek, for the following five calls;

1) South 00 deg 57 min 00 sec East, 199.91 feet to a point;
2) South 39 deg 13 min 29 sec East, 74.33 feet to a point;
3) South 64 deg 09 min 29 sec East, 53.85 feet to a point;
4) South 51 deg 21 min 56 sec East, 105.68 feet to a point;
5) South 32 deg 17 min 29 sec East, 121.07 feet to a point;

Thence with the westerly property line of said Reserved Parcel B, South 22 deg 35 min 41 sec West, passing a witness iron rod set at 45.00 feet, for a total distance of 306.19 feet to an iron rod set;
Thence South 66 deg 58 min 44 sec East, 98.00 feet to an iron rod set, at a corner common with said Tract I, Parcel I;
Thence with the westerly property line of said Tract I, Parcel I, South 18 deg 11 min 46 sec West, 162.83 feet to an iron rod set;
Thence South 09 deg 53 min 53 sec West, 109.98 feet to an iron rod set;
Thence South 00 deg 48 min 18 sec West, 110.16 feet to an iron rod set;
Thence South 23 deg 22 min 02 sec West, 90.14 feet to an iron rod set;
Thence South 05 deg 50 min 11 sec West, 180.10 feet to an iron rod set;
Thence South 04 deg 51 min 05 sec West, 124.02 feet to an iron rod set;
Thence South 14 deg 39 min 36 sec West, 311.45 feet to an iron rod set;
Thence South 11 deg 50 min 24 sec East, 88.32 feet to an iron rod set;
Thence South 24 deg 42 min 51 sec East, 148.12 feet to an iron rod set;
Thence South 20 deg 31 min 00 sec East, 60.42 feet to an existing iron rod;
Thence North 81 deg 40 min 27 sec West, 65.19 feet to an existing iron rod;
Thence North 59 deg 30 min 28 sec West, 67.08 feet to an existing iron rod;
Thence South 58 deg 52 min 04 sec West, 69.63 feet to an iron rod set;
Thence South 27 deg 46 min 48 sec West, 149.35 feet to the POINT OF BEGINNING.
Containing 448,224 square feet or 10.290 acres more or less.

PARCEL 293 (RESERVED PARCEL B)

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Reserved Parcel B, Beechwood Terrace Subdivision, as of record in Plat Book 5200, Page 563, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;
Beginning at an iron rod set in the southerly right-of-way line of Interstate 24, at a corner common with Lot 1 of the Cedar Pointe Subdivision, as of record in Plat Book 6250, Page 475, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 625,404.82; Easting: 1,771,258.97; on the State Plane Coordinate System NAD-83 (1995);
Thence leaving the southerly right-of-way line of Interstate 24, with the westerly property line of said Lot 1, South 19 deg 45 min 37 sec East, 402.56 feet to an existing iron rod;
Thence South 22 deg 29 min 15 sec West, 110.02 feet to an iron rod set;
Thence with the northerly property line of said Lot 1, North 75 deg 09 min 59 sec West, 175.00 feet to an existing iron rod, at a corner common with Tract I, Phase I, Beechwood Terrace Subdivision, also being the property of Beechwood Terrace, L.P., as of record in Instrument Number: 20010227-0018102, at the Register's Office for Davidson County, Tennessee;
Thence with the northerly property line of Tract I, Phase I, North 66 deg 58 min 44 sec West, 753.84 feet to an iron rod set, at a corner common with the property of Reserved Parcel A, Beechwood Terrace Subdivision, also being the property of Saul S. Pearl, Et Al, as of record in Instrument Number: 20010227-0018110, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Reserved Parcel A, North 22 deg 35 min 41 sec East, passing a witness iron rod set at 261.19 feet, a total distance of 306.19 feet, to a point in the center of a creek;
Thence with the center of the creek, North 32 deg 17 min 29 sec West, 121.07 feet to a point;
Thence North 51 deg 21 min 56 sec West, 105.68 feet to a point;
Thence North 64 deg 09 min 29 sec West, 53.85 feet to a point;
Thence North 39 deg 13 min 29 sec West, 74.33 feet to a point;
Thence North 00 deg 57 min 00 sec West, 199.91 feet to the center of Mill Creek, at a corner common with the property of Lighthouse Baptist Church, as of record in Deed Book 6562, Page 513, at the Register's Office for Davidson County, Tennessee;
Thence with the center of Mill Creek, North 46 deg 47 min 31 sec East, 50.00 feet to the intersection with the southerly right-of-way line of Interstate 24;
Thence leaving the center of Mill Creek, with the southerly right-of-way line of Interstate 24, South 54 deg 00 min 29 sec East, passing a witness iron rod set at 45.00 feet, for a total distance of 1064.00 feet to the POINT OF BEGINNING. Containing 491,572 square feet or 11.285 acres more or less.