SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of July, 2014, by and between G&C WILLOW INVESTORS, LLC, a Florida limited liability company with, party of the first part, and FRBH WILLOW GROVE, 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.
**201012300103986

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]

BILL GARRETT, Davidson County
Trans:T20140053698 DEEDWARRSP
Recvd: 07/24/14 15:10 5 pgs
Fees:28.00 Taxes:50875.00
20140724-0065996

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 WILLOW INVESTORS, LLC, a Florida limited liability company By: G&C Willow Management, LLC, a Florida 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 Willow Management, LLC, managing member of G&C WILLOW INVESTORS, LLC, the within named bargainor, a Florida 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 WILLOW 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:
308 Plus Park Blvd.
Nashville TN 37217

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

~~Ward~~ xxxx ~~Block~~ xxxx ~~Parcel~~ xxxxxx
~~Ward~~ xxxx ~~Block~~ xxxx ~~Parcel~~ xxxxxx
Map & Parcel No. 133-121.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Debbie Sanford
400 Locust Street
Des Moines IOwa 50309

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 $ 13,750,000.00 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.

Frances Whisler
Notary Public

My Commission Expires:

FRANCES WHISLER
Notary Public, State of Texas
My Commission Exp 08-25-17

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.9, ON THE PLAN OF PLUS PARK SECTION 9 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 54 OF HILL-N-DALE ACRES AS RECORDED IN BOOK 2900, PAGE 33 IN THE RECORDER'S (REGISTER'S) OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE SOUTHWEST CORNER OF HOUSTON EZELL PROPERTY; THENCE SOUTH 05 DEGREES 28 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY LINE OF LOTS 54 AND 53, A DISTANCE OF 183.64 FEET, TO THE NORTHEAST CORNER OF LOT 48 IN SAID HILL-N-DALE ACRES; THENCE SOUTH 68 DEGREES 28 MINUTES 23 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 48, A DISTANCE OF 311.41 FEET, TO NORTHERLY RIGHT-OF-WAY OF BUNKERHILL DRIVE; THENCE SOUTH 36 DEGREES 35 MINUTES 43 SECONDS WEST, A DISTANCE OF 329.16 FEET, TO POINT ON NORTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF HAVENHILL DRIVE, A DISTANCE OF 53.75 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HAVENHILL DRIVE; THENCE SOUTH 37 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 305.91 FEET, TO A WESTERLY CORNER OF LOT 28 OF SAID HILL-N- DALE ACRES; THENCE SOUTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF 272.92 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE; THENCE SOUTH 60 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF DEERVALE DRIVE, A DISTANCE OF 164.45 FEET, TO THE NORTHWEST CORNER OF LOT 26 OF SAID HILL-N-DALE ACRES; THENCE SOUTH 29 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 275.95 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTH 50 DEGREES 40 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 26, A DISTANCE OF 93.40 FEET TO A POINT; THENCE SOUTH 24 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG LOT 100 OF HILL-N-DALE SECTION 2 RECORDED IN BOOK 4175 PAGE 5 IN THE RECORDER'S (REGISTER'S) OFFICE OF DAVIDSON COUNTY, TENNESSEE, A DISTANCE OF 311.57 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GIANT OAK DRIVE; THENCE SOUTH 04 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 73.70 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 99 OF SAID HILL-N-DALE SECTION 2; THENCE NORTH 87 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.50 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PLUS PARK BOULEVARD; THENCE NORTH 01 DEGREES 18 MINUTES 44 SECONDS EAST, ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 205.63 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE WITH A RADIUS TO THE LEFT OF 340.34 FEET AND AN ARC LENGTH OF 231.86 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 18 DEGREES 12 MINUTES 16 SECONDS WEST WITH A LENGTH OF 227.40 FEET TO A POINT; THENCE NORTH 37 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 162.88 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 292.33 FEET AND AN ARC LENGTH OF 290.85

FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 13 MINUTES 06 SECONDS WEST WITH A LENGTH OF 279.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 14 MINUTES 44 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.90 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 806.61 FEETAND AN ARC LENGTH OF 266.62 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST WITH A LENGTH OF 265.41 FEET, TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY OF PARK PLUS BOULEVARD, SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 225.00 FEET, TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 20 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 220.01 FEET TO A POINT; THENCE NORTH 60 DEGREES 45 MINUTES 41 SECONDS EAST, A DISTANCE OF 500.84 FEET TO A POINT; THENCE NORTH 76 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 100.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 204.31 FEET TO A POINT; THENCE NORTH 35 DEGREES 44 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.93 FEET TO A POINT; THENCE SOUTH 68 DEGREES 39 MINUTES 27 SECONDS EAST (SOUTH 68 DEGREES 40 MINUTES 30 SECONDS EAST), A DISTANCE OF 77.20 (77.27) FEET TO THE POINT OF BEGINNING AND CONTAINING 18.12 ACRES MORE OR LESS.