BILL GARRETT, Davidson County
Trans:T20140053704 DEEDWARRSP
Recvd: 07/24/14 15:32 5 pgs
Fees:28.00 Taxes:59200.00
20140724-0066010

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of July, 2014, by and between G&C WOODBRIDGE INVESTORS, LLC, a Florida limited liability company with, party of the first part, and FRBH WOODBRIDGE, 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.
**201107060051739

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 WOODBRIDGE INVESTORS, LLC, a Florida limited liability company By: G&C Woodbridge Management, LLC, a Florida limited liability company 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 Woodbridge Management, LLC, a Florida limited liability company, as managing member of G&C WOODBRIDGE 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 WOODBRIDGE 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:
94 Antioch Pike
Nashville TN 37211

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

~~Ward~~ xxx ~~Block~~ xxxx ~~Parcel~~ xxxx
~~Ward~~ xxx ~~Block~~ xxxx ~~Parcel~~ xxxx

Map & Parcel No. 106-125.00

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 $16,000,000.00 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:

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

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND LOCATED IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY MARGIN OF ANTIOCH PIKE, NORTH OF McCALL STREET SAID LAND DESCRIBED ACCORDING TO AN ALTA / ACSM LAND TITLE SURVEY DATED 4-4-2011 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF ANTIOCH PIKE (60 FOOT WIDE PUBLIC RIGHT OF WAY), SAID ROD BEING LOCATED 686 FEET MORE OR LESS FROM THE NORTHERLY MARGIN OF McCALL STREET AND BEING THE SOUTHEAST CORNER OF THE TWIN OAKS ASSOCIATES LAND (BOOK 11479, PAGE 236 R.O.D.C., TN.) KNOWN AS LOT 1, TWIN OAKS, PHASE 2 (BOOK 9700, PAGE 819 R.O.D.C. TN); THENCE LEAVING SAID ANTIOCH PIKE WITH SAID TWIN OAKS ASSOCIATES LAND

N 34° 19' 36" E 412. 43 FEET TO AN IRON RON (OLD); THENCE
N 26° 11' 59" E 160.67 FEET TO A CONCRETE MONUMENT (OLD); THENCE
N 00° 30' 32" E 176.14 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE TWIN OAKS ASSOCIATES LAND (BOOK 8149, PAGE 737 R.O.D.C., TN) KNOWN AS LOT 1, REVISED TWIN OAKS (BOOK 5200, PAGE 669 R.OD.C., TN); THENCE
WITH THE SOUTH LINE OF SAID TWIN OAKS ASSOCIATES (BOOK 8149, PAGE 737 R.O.D.C., TN)
S 89° 41' 02" E, PASSING A WITNESS IRON ROD (OLD) AT 6.00 FEET FOR A TOTAL DISTANCE OF 533.00 FEET TO AN IRON ROD (OLD); THENCE
S 62° 51' 30" E 299.57 FEET TO A CONCRETE MONUMENT (OLD); THENCE
S 02° 00' 44" W 366.26 FEET TO AN IRON ROD (OLD); THENCE
S 15° 00' 27" E 202.02 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF THE HASSAN ESLAMI LAND (BOOK 11356, PAGE 45, R.O.D.C., TN); THENCE WITH SAID ESLAMI
S 00° 43' 23' W 207.79 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF THE RANDALL DURHAM LAND (INSTRUMENT # 20030620-0085784 R.O.D.C., TN) KNOWN AS LOT 1, ANTIOCH APARTMENTS (BOOK 6050, PAGE 160 R.O.D.C., TN); THENCE WITH THE NORTH LINE OF SAID DURHAM
N 87° 36'19' W 127.98 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH THE NORTH LINE OF SAID DURHAM AND THE NORTH LINE OF ROBERT C. CHAFFIN (INSTRUMENT # 20030680-0085784 R.O.D.C., TN)
N 87° 39' 25" W 378.65 FEET TO AN IRON PIPE (OLD) AT THE NORTHEAST CORNER OF THE STEVEN DWIGHT MAYS, II LAND (BOOK 1010, PAGE 347 R.O.D.C., TN); THENCE WITH SAID MAYS NORTH LINE
N 83° 06' 17" W 131.54 FEET TO AN IRON ROD (OLD); THENCE
N 84° 19' 59" W 200.01 FEET TO AN IRON ROD (OLD); THENCE
N 86° 03' 00" W 189.70 FEET TO AN IRON ROD (OLD); IN SAID EASTERLY
MARGIN OF ANTIOCH PIKE; THENCE WITH SAID EASTERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A CENTRAL ANGLE OF 18° 33' 36"; A RADIUS OF 660.00 FEET, A CHORD BEARING AND DISTANCE OF
N 33° 09' 117" W 212.86 FEET ALONG AN ARC LENGTH OF 213.79 FEET TO THE POINT OF BEGINNING, THE DESCRIBED TRACT OF LAND CONTAINING 810269 SQ. FT. OR 18.601 ACRES.
THE DESCRIBED TRACT OF LAND IS THE SAME LAND DESCRIBED IN INSTRUMENT # 20010801-0081470 R.O.D.C., TN.
SURVEYOR'S DESCRIPTION WAS PREPARED TO REFLECT CHANGE OF OWNERSHIP & DEED REFERENCES OF CERTAIN ADJOINERS.
SURVEYOR'S DESCRIPTION CONFORMS WITH THE BEARINGS AND DISTANCE'S OF THE RECORD DESCRIPTION.

BOTH DESCRIPTIONS FORM A MATHEMATICALLY CLOSED POLYGON.

BEING THE SAME PROPERTY CONVEYED TO G&C WOODBRIDGE INVESTORS, LLC BY WARRANTY DEED FROM CK WOODBRIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS NEW PLAN (178) WOODBRIDGE APARTMENTS, LLC, OF RECORD AS INSTRUMENT NO. 20110706-0051739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.