SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of July, 2014, by and between G&C BEECHWOOD 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.
**20111028008387 7 and 20111028008387 8

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:T20140055342 DEEDWARRSP
Recvd: 07/30/14 15:32 5 pgs
Fees:27.00 Taxes:0.00
20140730-0068055

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 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, as the managing member of G&C BEECHWOOD 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 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 # EE022337
Expires: OCT. 07, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

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(FOR RECORDING DATA ONLY)

Property Address:
1211 Bell Rd.
Antioch TN 37013

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

Ward XXX Block XXX Parcel XXX
Ward XXX Block XXX Parcel XXX

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:
ND9
Republic Title of Texas, Inc
2626 Howell St., 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 $ -0- 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 _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:

_____

**Tax paid on $21,400,000.00 in deed of record in Instrument No. 20140724-0065982 , Register's Office for Davidson County, Tennessee.

Exhibit "A"

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Tract I, Phase I, 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 existing iron rod in the northerly right of way line of Bell Road, at a corner common with Reserved Parcel A, Beechwood Terrace Subdivision, also being the same property conveyed to Beechwood Terrace II, LLC, as of record in Instrument No. 20061020-0130586, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 623,763.37; Easting: 1,770,215.20; on the State Plane Coordinate System NAD (1995);

Thence leaving the northerly right of way line of Bell Road, with the easterly property line of said Reserved Parcel A, North 27° 46' 48" East, 149.35 feet to an existing iron rod;

Thence North 58° 52' 04" East, 69.63 feet to an existing iron rod;

Thence South 59° 30' 28" East, 67.08 feet to an existing iron rod;

Thence South 81° 40' 27" East, 65.19 feet to an existing iron rod;

Thence North 20° 31' 00" West, 60.42 feet to an existing iron rod;

Thence North 24° 42' 51" West, 148.12 feet to an existing iron rod;

Thence North 11° 50' 24" West, 88.32 feet to an existing iron rod;

Thence North 14° 39' 36" East, 311.45 feet to an existing iron rod;

Thence North 04° 51' 05" East, 124.02 feet to an existing iron rod;

Thence North 05° 50' 11" East, 180.10 feet to an existing iron rod;

Thence North 23° 22' 02" East, 90.14 feet to an existing iron rod;

Thence North 00° 48' 18" East, 110.16 feet to an existing iron rod;

Thence North 09° 53' 53" East, 109.98 feet to an existing iron rod;

Thence North 18° 11' 46" East, 162.83 feet to an existing iron rod in the southerly property line of Reserved Parcel B, Beechwood Terrace Subdivision, also being the property of Beechwood Terrace II, LLC, as of record in Instrument No. 20061020-0130586, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Reserved Parcel B, South 66° 58' 44" East, 655.84 feet to an existing iron rod, at a corner common with the property of Lot 1 Cedar Pointe Subdivision, as of record in Plat Book 6250, page 475, at the Register's Office for Davidson County, Tennessee, also being the property of Cedar Pointe Properties, Ltd., as of record in Deed Book 6747, page 392, at the Register's

Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 1, South 14° 52' 38" West, 180.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 492.35 feet, the central angle of which is 75° 59' 59", the radius of which is 371.18 feet, the chord of which is South 47° 22' 38" West, 457.04 feet to an existing iron rod;

Thence South 09° 22' 38" West, 89.00 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 312.74 feet, the central angle of which is 29° 50' 01", the radius of which is 600.62 feet, the chord of which is South 05° 32' 22" East, 309.22 feet to an existing iron rod;

Thence South 20° 27' 22" East, 200.00 feet to an existing iron rod;

Thence South 33° 52' 22" East, 109.60 feet to an iron rod set;

Thence South 15° 53' 22" East, 81.00 feet to an existing iron rod, in the northerly right of way line of Bell Road;

Thence with the northerly right of way line of Bell Road, South 85° 51' 38" West, 172.94 feet to an existing iron rod;

Thence South 87° 20' 46" West, 220.70 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 264.83 feet, the central angle of which is 11° 00' 29", the radius of which is 1378.39 feet, the chord of which is North 84° 08' 08" West, 264.42 feet to an existing iron rod;

Thence North 75° 36' 55" West, 101.77 feet to the point of beginning, containing 692,947 square feet or 15.908 acres more or less.

This description is based on a survey by Cherry Land Surveying, Inc., dated April 21, 2006, (R. Scot Cherry, Registered Land Surveyor, Registration No. 1512), File No. 06080.

Being the same property conveyed to G&C BEECHWOOD INVESTORS, LLC, by deed of record as Instrument No. 20111028-0083877, said Register's Office.