BILL GARRETT, Davidson County
Trans:T20140057390 DEEDWARRSP
Recvd: 08/06/14 12:04 4 pgs
Fees:23.00 Taxes:66230.00
20140806-0070686

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of August, 2014, by and between G&C ABBINGTON INVESTORS, LLC, a Tennessee limited liability company with, party of the first part, and FRBH ABBINGTON, 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 Special Warranty Deed of record at Instrument Number ** in the Register's Office of Davidson County, Tennessee.

**20120810-0071847

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 ABBINGTON INVESTORS, LLC, a Tennessee limited liability company By: G&C Abbington 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 Abbington Management, LLC, a Tennessee limited liability company, managing member of G&C ABBINGTON 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 ABBINGTON INVESTORS, LLC, by himself as such managing member.

Witness my hand and seal, this 22 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.

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, this ____ day of _____, 2014.

_____
Notary Public

My Commission Expires:_____

****

(FOR RECORDING DATA ONLY)

Property Address:
149 Hickory Hollow Terrace
Antioch, TN 37013

Property Owner:
FRBH Abbington, LLC
400 Locust St., Ste. 790
Des Moines, IA 50309

~~Ward~~ xxx ~~Block~~ xxxx ~~Parcel~~ xxxxx
~~Ward~~ ___ ~~Block~~ ___ ~~Parcel~~ ___

Tax Parcel No. 163-292.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)
BH Management Service, LLC
400 Locust St., Ste. 790
Des Moines, IA 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

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 $17,900,000 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 1 day of August, 2014.

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. J-5, on the Plan of Resubdivision of Lots J-3 and J-5, Section One, Hickory Hollow Terrace, of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above description, but excluded from this conveyance is the following property taken for roadway purposes by the State of Tennessee in the condemnation proceeding pursuant to Final Judgment and Decree entered November 5, 1999, under Docket No. 96C-3743, in the Circuit Court for Davidson County, Tennessee:

Beginning at a point on the northwest existing margin of Bell Road, said point being the point of intersection between the northeast margin of Hickory Hollow Terrace with the northwest existing margin of Bell Road; thence with said existing margin of Hickory Hollow Terrace southwesterly 360 feet, more or less to the intersection with the proposed margin located 13.25 feet left of Hickory Hollow Terrace centerline survey station 26±00 of State Project 19108-2704-54; thence with said proposed margin North 52° 56' 26" East 10.75 feet; thence with a 1144.70 foot radius curve right 191.76 feet to a point located 35.19 feet left of Hickory Hollow Terrace centerline survey station 27±86.50; thence with said proposed margin South 30° 57' 31" East 63.61 feet to a point located 39.00 feet left of Hickory Hollow Terrace centerline station 28±50.0; thence with said proposed margin South 27° 31' 29" East 50.01 feet to a point located 99.49 feet left of Bell Road centerline survey station 13±19.22; thence with said proposed margin a 25.00 foot radius curve left 40.17 feet to the point of beginning.

Being the same property conveyed to G&C Abbington Investors, LLC, a Tennessee limited liability company, by deed from Abbington Heights/BWT, L.P., a Tennessee limited partnership, of record as Instrument No. 20120810-0071847, Register's Office for Davidson County, Tennessee.