THIS INSTRUMENT WAS PREPARED BY, AND, AFTER RECORDING, RETURN TO:
Michelle R. Puricelli
The Taubman Company LLC
200 East Long Lake Road, Suite 300
Bloomfield Hills, MI 48304

BILL GARRETT, Davidson County
Trans:T20140057406 DEEDWARRSP
Recvd: 08/06/14 12:22 5 pgs
Fees:28.00 Taxes:13763.63
20140806-0070707

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Battleship II, LLC c/o Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road, Suite 200 Nashville, TN 37215	Battleship II, LLC c/o Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road, Suite 200 Nashville, TN 37215	11710011700

AFFIDAVIT OF VALUE

STATE OF ~~MICHIGAN~~ TENNESSEE
COUNTY OF ~~OAKLAND~~ DAVIDSON

The actual consideration for this transfer or value of property, whichever is greater, is $3,719,900.

Affiant:

Printed Name: John T. Rochford
Title: Chief Manager

Subscribed and sworn to before me this the 4th day of ~~July~~ August, 2014.

Notary Public

JAMES S. TATE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03 November 2015

(For Recording Data Only)

KNOW ALL PERSONS BY THESE PRESENTS that GREEN HILLS MALL TRG LLC, a Delaware limited liability company ("Grantor"),, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto BATTLESHIP II, LLC, a Tennessee limited liability company ("Grantee"), in fee simple, that certain land located in the County of Davidson, State of Tennessee, and being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property"). This conveyance is made and accepted subject to all matters set forth in **Exhibit B** (the "Permitted Exceptions") attached hereto and incorporated herein by this reference.

*The land described in **Exhibit A** is improved property commonly known as 3808 Cleghorn Avenue, Nashville, Tennessee 37215.*

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee in fee simple, subject to the Permitted Exceptions, and Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, and through Grantor, but not otherwise, except for the Permitted Exceptions.

[SIGNATURE FOLLOWS ON NEXT PAGE.]

EXECUTED on the date(s) set forth in the acknowledgements below but effective as of August 4, 2014.

Grantor:

GREEN HILLS MALL TRG LLC,
a Delaware limited liability company

By: _____
Chris B. Heaphy
Its: Authorized Signatory

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, SAMA ELIAS, a Notary Public in and for said County and State, Chris B. Heaphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Signatory of GREEN HILLS MALL TRG LLC, a Delaware limited liability company, and is authorized by said limited liability company to execute this instrument on behalf of said limited liability company.

Witness my hand, at office, this 1st day of August, 2014.

_____
Notary Public

My Commission Expires: 9/26/2019.

SAMA ELIAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 26, 2019
ACTING IN COUNTY OF Oakland



Exhibit A

Legal Description of Real Estate

A tract of land located in the Twenty-fifth Councilmanic District of Nashville, Davidson County, Tennessee on Cleghorn Avenue near Crestmoor Road, being a part of Lots 1 and 2 on the final plat of A. R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT CO'S SUBDIVISION NEAR NASHVILLE, TENN. of record in Plat Book 1130, Page 35, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron rod (old) in the easterly right-of-way line of Cleghorn Avenue, as widened, at a southwesterly corner of GH Company, LLC property of record in Deed Book 11495, Page 916, R.O.D.C.;

THENCE, with the southerly boundary of said GH Company, LLC property, S82°05'14"E, 237.36 feet to an iron rod (old) at a northwesterly corner of Green Hills Commons, LLC property of record in Deed Book 10216, Page 69, R.O.D.C.;

THENCE, with the boundary of said Green Hills Commons, LLC property and Battleship, LLC property of record in Deed Book 11495, Page 893, R.O.D.C., S25°09'01"W, 224.39 feet to the northeast corner of Lot 3 of said A. R. GREENE'S SUBDIVISION, also being property of Green Hills Mall TRG, LLC of record in Instrument No. 201311220120505, R.O.D.C.;

THENCE, with said Lot 3, N65°40'40"W, 224.09 feet to an iron rod (old) in the easterly right-of-way line of Cleghorn Avenue;

Thence with said right-of-way line as follows:

N23°58'52"E, 121.35 feet;

With a non-tangent curve to the right an arc distance of 35.99 feet, said curve having a radius of 270.00 feet, a central angle of 07°38'13" and a chord of N24°53'49"E, 35.96 feet to the Point of Beginning.

Containing 43,109 Square Feet or 0.99 Acre, more or less.

BEING THE SAME property conveyed to Green Hills Mall TRG LLC, by deed from The Taubman Realty Group Limited Partnership, of record as Instrument No. 20140806-0070706, Register's Office for Davidson County, Tennessee.

Note: The bearings cited in this description have been rotated from the record deed bearings to "calculated bearings" now conforming to the local state plane coordinate system.

The above description was prepared from Survey of Brad T. Thomas, TN LIC. NO. 2431, of Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN, 37201, dated July 1, 2014, File No. 3559503.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Unrecorded Ground Lease, dated September 15, 2009, between Green Hills Land TRG LLC (by assignment from Davis Street Land Company of Tennessee II, L.L.C.), as Landlord, and DQL, Inc., as Tenant. [Note: The Ground Lease, as amended, is being assigned from Green Hills Land TRG LLC to Battleship II, LLC contemporaneously herewith.]

3. The following matters shown on the Survey of Brad T. Thomas, dated July 1, 2014:
   a. 10-foot drainage easement;
   b. Proposed 38-foot right of way from centerline of Cleghorn Avenue;
   c. 40-foot building set back line from Cleghorn Avenue; and
   d. 20-foot setback line from the southeast line.

4. All matters shown on the Plan of record in Plat Book 1130, Page 35, Register's Office for Davidson County, Tennessee.