Davidson County	DEEDWARR
Recvd: 08/12/14 14:10	6 pgs
Fees:33.00 Taxes:12765.00	
20140812-0072762	

This instrument prepared by:
Mary Aronov
Attorney at Law
Baker Donelson Bearman Caldwell & Berkowitz PC
165 Madison Avenue, Suite 2000
Memphis, Tennessee 38103

File No.: **NCS-667379TN01-ORL**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this August 8, **2014,** by and between **AFCO Lodges-Hermitage, LLC, a Georgia limited liability company**, party of the first part, and **KFS Hermitage, 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 **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No.3 on the Plat of the Second Revision of Lots 2 and 3 of The Gateway of Hermitage of record in Plat Book 8250, page 962 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the property conveyed to AFCO Lodge-Hermitage, LLC, a Georgia limited liability company by Warranty Deed from Freeguard Partners, II, a Tennessee general partnership of record in Book 10917, page 186, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to those matters set forth on Exhibit "A" attached hereto (but reference herein shall not re-impose the same).

Parcel ID # **08600033100**

Improved property located at: **4015 Shurgard Way, Hermitage, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its 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 is lawfully seized in fee simple of the afore-described real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

AFCO Lodges-Hermitage, LLC, a Georgia limited liability company

By: DELTEC ASSET MANAGEMENT LLC, its Managing Member

By: BLUE TEE PARTNERS, LLC, its Managing Member

By: STEPHEN ZUPPELLO

Its: MANAGER

****

Owner's Name: **KFS Hermitage, LLC**

and Address: **4015 Shurgard Way**
Hermitage, TN

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Cantor Commercial Real Estate Lending,L.P.
110 East 59Th Street 6Th Floor
New York, NY 10022

State of ~~FL~~ NewYork SP.

County of NewYork

Before me, (name of notary public) of the State and County mentioned, personally appeared STEPHEN ZUPPELLO with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be MANAGER (president or other officer authorized to execute the instrument) of Blue Tee Partners, LLC, the managing member of Deltec Asset Management LLC, the Managing Member of **AFCO Lodges-Hermitage, LLC, a Georgia limited liability company,** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this .

Notary Public

JACQUELINE PLANAS
Notary Public, State of New York
No. 01PL6240430
Qualified in New York County
Commission Expires April 28, 2015

My Commission Expires: April 28, 2015

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**3,450,000.00** which amount is equal 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 .

Notary Public

My Commission Expires: April 28, 2015

JACQUELINE PLANAS
Notary Public, State of New York
No. 01PL6240430
Qualified in New York County
Commission Expires April 28, 2015

603872290.1

EXHIBIT "A"

Title Encumbrances

(1) taxes for the year 2014 and subsequent years,

(2) all matters as shown on the Second Revision of Lots 2 and 3 of the Gateway Hermitage of Record in Plat 8250, page 962, in the Register's Office of Davidson County, Tennessee (the "Register's Office"),

(3) permanent utility easement of record in Book 5684, page 983 in the Register's Office,

(4) easement of record in Book 7687, page 344 in the Register's Office as corrected by Deed of Correction of record in Book 7866, page 304, in the Register's Office,

(5) Deed of Conveyance to the Metropolitan Government of Nashville and Davison County recorded in Book 10830 , page 500 in the Register's Office,

(6) Stormwater Detention Agreement of record at Book 10894, page 383 in the Register's Office,

(7) Easement of record at Instrument No. 20101206-0096751 in the Register's Office;

(8) Notice of Completion of record at Book 11342 Page 184 in the Register's Office, and

(9) Restrictions contained in deed of record in Book 10917, page 186, in the Register's Office.

OATH OF CONSIDERATION (MUST BE ON ALL DEEDS EXECUTED BY GRANTEE)

STATE OF New York }
COUNTY OF New York }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $3,450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2014.

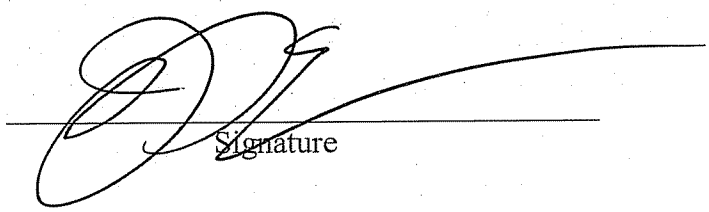
NOTARY PUBLIC

My Commission expires: April 28, 2015

JACQUELINE PLANAS
Notary Public, State of New York
No. 01PL6240430
Qualified in New York County
Commission Expires April 28, 2015

True Copy Certification

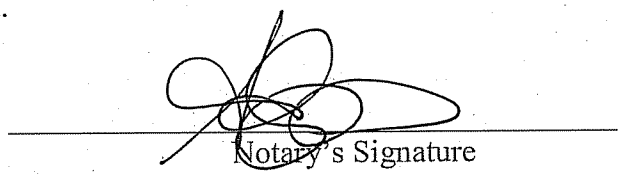
I, JOHN ELZEER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Florida
County of Orange

Personally appeared before me, ANDREA R. DIGGS, a notary public for this county and state, JOHN ELZEER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____
Seal (if on paper)

