BILL GARRETT, Davidson County
Trans:T20140064733 DEEDWARRSP
Recvd: 09/02/14 10:08 6 pgs
Fees:33.00 Taxes:73630.00
20140902-0079565

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
100 Lenox Place Investments, LLC 5314 Maryland Way, Suite 110 Brentwood, Tennessee 37027	Map-Par. 026-151.00	100 Lenox Place Investments, LLC 5314 Maryland Way, Suite 110 Brentwood, Tennessee 37027

Return to and
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LENOXGATE PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 100 LENOX PLACE INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property described as 303 Northcreek Boulevard, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $19,900,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2014.

JORDAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 6/20/2017

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 28 day of August, 2014.

GRANTOR:

LENOXGATE PROPERTIES, LLC

By: _____
Name: Antonio Delgado
Title: Manager

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned a Notary Public within and for said State and County, duly commissioned and qualified, Antonio Delgado, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Manager of LENOXGATE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by him/herself as such Manager.

Witness my hand seal at office this 28 day of August, 2014.

_____
Notary Public

My Commission Expires: 02/18/2015

MERCEDES L. DIAZ
Notary Public - State of Florida
My Comm. Expires Feb 18, 2015
Commission # EE 37055
Bonded Through National Notary Assn.

SCHEDULE 1

DESCRIPTION OF PROPERTY

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee according to a survey dated August 2, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 77-263, W.O. No. NC and being Phase One, as shown on the plan entitled "Final Plat, Section Eight, Northcreek Commons", recorded in Plat Book 9700, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron pin on the northeasterly right-of-way line of Conference Drive, (a 60 foot wide road), said pin being the common westerly corner of North Creek Associates, Ltd. property as recorded in Deed Book 6782, page 335, Register's Office for Davidson County, Tennessee and the Fellowship of Christian Athletes property as recorded in Deed Book 8176, page 583, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way line and with the north line of the Fellowship of Christian Athletes property, North 84°28'13" East, 38.19 feet to an iron pin set, the point of beginning of the herein described tract of land, said pin being situated on the proposed northeasterly right-of-way line of Conference Drive, (a 96 foot wide road, at this point, right-of-way width varies); thence,

1. Leaving the north line of the Fellowship of Christian Athletes property and with the proposed northeasterly right-of-way line of Conference Drive, North 26°02'17" West, 126.82 feet to an iron pin set; thence,

2. Continuing with said proposed northeasterly right-of-way line, 4.74 feet along the arc of a curve to the right that has a radius of 1131.41 feet to an iron pin set at the southerly end of the southeast return curve at the intersection of the proposed northeasterly right-of-way line of Conference Drive and the southeasterly right-of-way line of proposed Northcreek Boulevard, (a 90 foot wide road), said curve has a chord bearing and distance of North 25°55'05" West, 4.74 feet; thence

3. 233.93 feet along the arc of a return curve to the right that has a radius of 150.00 feet to a concrete monument set, said curve has a chord bearing and distance of North 18°52'48" East, 210.94 feet; thence,

4. With the southeasterly right-of-way line of proposed Northcreek Boulevard, North 63°33'30" East, 42.27 feet to a concrete monument set; thence,

5. Continuing with said proposed right-of-way line, 574.15 feet along the arc of a curve to the left that has a radius of 688.69 feet to an iron pin set, said curve has a chord bearing and distance of North 39°40'29" East, 557.67 feet; thence

6. Leaving the easterly right-of-way line of proposed Northcreek Boulevard and with new line of division thru the North Creek Associates, Ltd. property as recorded in Deed Book 6804, page 160, Register's Office for Davidson County, Tennessee, South 82°33'28" East, 288.72 feet to an iron pin set; thence,

7. Continuing with said new line of division, North 52°26'32" East, 175.00 feet to an iron pin set; thence,

8. Continuing with said new line of division South 82°33'28" East, 680.00 feet to an iron pin set; thence,

9. Continuing with said new line of division, South 55°52'45" East, 188.68 feet to an iron pin set in the westerly line of the Hanson Properties East, Inc. property as recorded in Deed Book 9246, page 432, Register's Office for Davidson County, Tennessee; thence,

10. With the westerly line of the Hanson Properties East, Inc. property South 34°07'15" West, 623.40 feet to an existing iron pin; thence,

11. With the north line of the Picadilly Apartments as recorded in Plat Book 5200, page 592, Register's Office for Davidson County, Tennessee and the aforementioned Fellowship of Christian Athletes Property, South 84°35'20" West, 827.93 feet to an existing iron pin; thence,

12. With the north line of the Fellowship of Christian Athletes property, South 84°28'13" West, 488.22 feet to the point of beginning.

Being the same property conveyed to Lenoxgate Properties, LLC, a Tennessee limited liability company, by deed from Lenoxgate Realty Corp., a Delaware corporation, of record in Instrument 20061227-0159106, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. Fifteen-foot (15') public utilities and drainage easements along the respective rights of way for Conference Drive and Northcreek Boulevard as shown on the plat of record in Plat Book 9700, page 32, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Book 7118, page 938, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Book 7245, page 958, said Register's Office, as further amended by Second Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Book 8195, page 337, said Register's Office, as further amended by Third Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Book 9780, page 183, said Register's Office, as further amended by Fourth Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Instrument No. 200501060002035, said Register's Office, as further amended by Fifth Amendment to Declaration of Protective Covenants and Owners Association for Northcreek Commons Goodlettsville, Davidson County, Tennessee of record in Instrument No. 200501130004886, said Register's Office.

4. License and Right of Entry Agreement of record in Book 10189, page 260, in the Register's Office for Davidson County, Tennessee.

5. Easement(s) of record in Book 10193, page 708 in the Register's Office, Davidson County, Tennessee.

6. Easement of record in Book 11288, page 703 in the Register's Office, Davidson County, Tennessee.

7. Right of Way of record in Book 11288, page 705 in the Register's Office, Davidson County, Tennessee.

8. Grant of Easement of record in Instrument No. 201109300075702, in the Register's Office for Davidson County, Tennessee.

9. Rights of tenants in possession, as tenants only, under unrecorded leases.

10. Deed of Trust executed by Lenoxgate Properties, LLC, a Tennessee limited liability company, in favor of First American Title Insurance Company, as trustee, to secure Sovereign Bank, recorded 12-27-2006 in Instrument No. 200612270159107, in the original principal sum of $15,500,000.00, in the Register's Office for Davidson County, Tennessee, as assigned in

Instrument No. 200601227015109, Instrument No. 200705110056971 and Instrument No. _____, in said Register's Office.