BILL GARRETT, Davidson County
Trans:T20140066045 DEEDWARR
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Fees:33.00 Taxes:2960.00
20140904-0081222

This instrument was prepared by
and after recording return to:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Slate Ridge Holdings, LLC 3650 E. Kemper Road Cincinnati, Ohio 45241 Attn: Robert Oestreicher	[Same]	156-09-0A-012.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PUBLIX SUPER MARKETS, INC., a Florida corporation ("Grantor"), does hereby transfer and convey unto SLATE RIDGE HOLDINGS, LLC, an Ohio limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is unimproved property located in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, excepting only the matters set forth on Exhibit B hereto;

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 2nd day of September, 2014.

GRANTOR:

Nicolette Beringer
Signature of Witness

Nicolette Beringer
Printed Name of Witness

Megan Simmons
Signature of Witness

Megan Simmons
Printed Name of Witness

PUBLIX SUPER MARKETS, INC., a Florida corporation

By: _____
Name: Jeffrey Chamberlain
Its: Vice President – Real Estate

STATE OF FLORIDA)
COUNTY OF POLK)

Personally appeared before me, Nicolette Beringer, a Notary Public in and for said County and State, Jeffrey Chamberlain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President – Real Estate of Publix Super Markets, Inc., a Florida corporation, and is authorized to execute this instrument on behalf of such corporation.

Witness my hand, at office, this 2nd day of September, 2014.

Nicolette Beringer
Notary Public

My Commission Expires: January 13, 2018

NICOLETTE BERINGER
MY COMMISSION # FF 082830
EXPIRES: January 13, 2018
Bonded Thru Budget Notary Services

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $800,000.00

Brandy Gomez
Affiant

Subscribed and sworn to before me this the 4 day of September, 2014.

R. Kirkland Moser
Notary Public

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Property Description

Land in Davidson County, being Outparcel 2 on the Plat of ReSubdivision of Outparcels 2-4, Harpeth Village P.U.D., as shown on the Plat of record as Instrument No. 20070907-0107490, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Publix Super Markets, Inc., a Florida corporation by deed of record as Instrument No. 20081015-0103890, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of Restrictions, Covenants and Conditions and Grant of Easements of record as Instrument No. 20060823-0104009, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Matters shown on the Plan of record as Instrument No. 20070907-0107490 in the Register's Office for Davidson County, Tennessee.

3. Outparcel Restrictions set forth in Section 18 and other terms and provision of Memorandum of Lease dated November 21, 2005, by and between Barclay Harpeth Partners LLC, a Florida limited liability company, as Landlord, and Publix Tennessee, LLC, a Florida limited liability company, as Tenant, of record as Instrument No. 20051227-0153965, in the Register's Office for Davidson County, Tennessee.

   First Amendment to Memorandum of Lease, dated August 20, 2007, by and between Kimco Barclay Harpeth, L.P., a Tennessee limited partnership (as successor-in-interest to Barclay Harpeth Partners, LLC, a Florida limited liability company), as Landlord, and Publix Tennessee, LLC, a Florida limited liability company, as Tenant, of record as Instrument No. 20070827-0102787, in the Register's Office for Davidson County, Tennessee.

   Assignment and Assumption of Leases and Memorandum of Lease, dated July 30, 2012, by and between Publix Tennessee, LLC, a Florida limited liability company, Assignor, and PT - Franklin Grocery, LLC, a Tennessee limited liability company, Assignee, of record as Instrument No. 20120731-0067356, in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement by and between The Barclay Group and the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20051219-0151714, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions, Covenants and Conditions and Grant of Easements as of record as Instrument No. 20060823-0104009, in the Register's Office for Davidson County, Tennessee.

   First Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements (Harpeth Village, Davidson County, Tennessee) of record as Instrument No. 20070827-010786, in the Register's Office for Davidson County, Tennessee.

6. Covenants, Conditions and Restrictions of record as Instrument No. 20071106-0130721 in the Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20081030-0108208, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20081030-0108242, in the Register's Office for Davidson County, Tennessee.

9. The following matters shown on the plat of survey by J. Alan Cummings, TN RLS No. 2351 with Crawford and Cummings, P.C., dated December 11, 2013:

a. Underground utilities including telephone, gas and fiber optic in the north portion of the property;

b. 100' year flood line in the south portion of the property.