Davidson County DEEDWARRSP
Recvd: 10/17/14 10:21 7 pgs
Fees:38.00 Taxes:27750.00
20141017-0095908

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Gregory A. Randall, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Ste. 1800
Atlanta, Georgia 30339

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of October, 2014, by SRE TENNESSEE - 4, LLC, a Tennessee limited liability company ("***Grantor***"), and CRP/LMC BERRY HILL, L.L.C., a Delaware limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledge, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Berry Hill, County of Davidson, State of Tennessee; to wit:

> All that certain real estate described on **Exhibit A** attached hereto and incorporated herein by reference.

This being the same real estate conveyed to Grantor by Deed of Record in Instrument Numbers 20080402-0033104 and 20080402-0033105, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments there unto belonging or in any way appertaining unto Grantee, its successor and assigns in fee simple forever;

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has good right to sell and convey the same; that the same is unencumbered, except for those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly-authorized representative on the day and year first above written.

SRE TENNESSEE - 4, LLC,
a Tennessee limited liability company

By: _____
Name: Heath R. Byrd
Title: Vice President/Treasurer

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, Kim Gump, a Notary Public in and for the State and County aforesaid, personally appeared Heath R. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the VP/Treasurer of SRE Tennessee-4, LLC, the within-named bargainor, a Tennessee limited liability company, that he/she as such Heath R. Byrd executed the foregoing instrument for and on behalf of the aforesaid limited liability company for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 14th day of October, 2014.

Kim Gump
Notary Public
My Commission Expires 7-8-17

KIM GUMP NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

RECORDING DATA ONLY

Property Address:
2350 Franklin Pike and 725
and 731 Melpark Drive, City of
Berry Hill, Tennessee

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $7,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
CRP/LMC Berry Hill, L.L.C.
1001 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-2505

Affiant Heath R. Byrd

Tax Identification No.:
10514027500
10514027300
10514027400

SUBSCRIBED and SWORN TO before me this 14th day of October, 2014

Notary Public

7-8-17
My Commission Expires

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:
CRP/LMC Berry Hill, L.L.C.
1001 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-2505

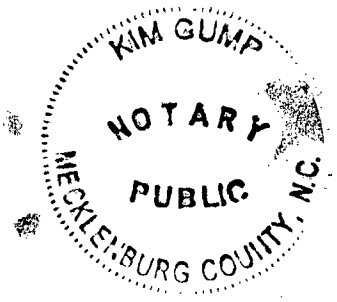


EXHIBIT A
(Property Description)

(Davidson County Map 105-14, Parcels 273, 274 and 275)

Lying and being in the City of Berry Hill, Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a nail & washer found in the easterly margin of the right-of-way of Franklin Pike/8th Avenue South/U.S. Highway 31 (67 foot right-of-way) and in the southerly boundary of the land now or formerly of William C. Dennison and Ruth M. Dennison described in instrument recorded as Instrument #20010904-0095066 (Deed Book 5215, Page 111), Register's Office for Davidson County, Tennessee; and runs thence with the southerly and easterly boundary of the Dennison land two (2) courses and distances as follows: (1) North 74-42-53 East 200.00 feet to an iron pin-rebar found #5 bent; and (2) North 14-51-46 West 155.08 feet to an iron pin-rebar found #5 in the southerly margin of the right-of-way of Melpark Drive (50 foot right-of-way); thence with the southerly margin of the right of way of Melpark Drive (50 foot right-of-way) two (2) courses and distances as follows: (1) North 74-42-53 East 150.00 feet to a concrete monument found; and (2) North 74-42-53 East 150.00 feet to an iron pin-rebar found #5 in the westerly boundary of the land now or formerly of Thomas A. Rice described in instrument recorded in Instrument #20110131-0008534 (Deed Book 9860, Page 967), Register's Office for Davidson County, Tennessee; thence with the easterly and southerly boundaries of the Thomas A. Rice land two (2) courses and distances as follows: (1) South 14-51-46 East 209.90 feet to an iron pin-rebar found #5; and (2) North 74-40-37 East 50.00 feet to an iron pin-rebar found #5 in the northwestern corner of the land now or formerly owned by Craighead Partners described in and recorded in Instrument #20161103-0137288 (Deed Book 5380, Page 873), Register's Office for Davidson County, Tennessee; thence with the westerly boundary of the Craighead Partners land South 14-52-08 East 223.12 feet to a nail & washer found in the northerly margin of the right of way of Craighead Avenue (80 foot right-of-way); thence with the northerly margin of the right of way of Craighead Avenue (80 foot right-of-way) two (2) courses and distances as follows: (1) with the arc of a circular curve to the left having a radius of 1472.69 feet (and a chord bearing South 77-35-08 West a chord distance of 84.38 feet) an arc distance of 84.39 feet to a nail & washer found; and (2) South 75-56-37 West 441.13 feet to a nail & washer found at the beginning of the turnout from Craighead Avenue into Franklin Pike/8th Avenue South/U.S. Highway 31; thence with the turnout of Craighead Avenue into Franklin Pike/8th Avenue South/U.S. Highway 31, with the arc of a circular curve to the right having a radius of 25.00 feet (a chord bearing North 59-27-14 West, a chord distance of 35.10 feet, an arc distance of 38.92 feet to an iron pin-rebar found #5 in the easterly margin of the right of way of Franklin Pike/8th Avenue South/U.S. Highway 31 (67 foot right-of-way); and thence with the easterly margin of the right-of-way of Franklin Pike/8th Avenue South/U.S. Highway 31 North 14-51-23 West 239.04 feet to the BEGINNING; containing 4.408 acres, more or less, or 191,998 square feet, more or less, all as shown on that certain "CONSOLIDATION PLAT MAP 105-14, PARCELS 273, 274, AND 275 PROPERTY OF: SRE TENNESSEE-4, LLC" prepared by Ernest C. Drake, PLS, bearing Date of Survey: July 15, 2013 and Date of Plat: July 20, 2013 and Project No. 13-040 reference to which Consolidation Plat is hereby made for a more particular description of the property.

BEING the same property conveyed to SRE Tennessee – 4, LLC by the deeds of record in Instrument Numbers 20080402-0033104 and 20080402-0033105, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(Permitted Exceptions)

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

2. All matters shown on the plat of record in Plat Book 3842, page 117, Register's Office for Davidson County, Tennessee.

3. The following matters shown on that certain ALTA/ACSM Land Title Survey of Sonic Berry Hill, Parcels 273, 274 and 275, prepared by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347 of Fisher & Arnold, Inc., Project No. SN 8513, dated December 12, 2013, last revised January 16, 2014: (a) 8 foot sewer line crossing property; (b) overhead electric and telephone lines crossing property and traversing the property; (c) 30 foot storm sewer crossing property; and (d) encroachment of parking spaces outside north property line.

4. All statutes, codes, laws, ordinances, orders, rules and regulations of any governmental authority applicable to the Property, including those relating to zoning, subdivision, construction and land use

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

