THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, IL 60661
Attn: Mark Simon

MAIL SUBSEQUENT TAX BILLS TO:

Dunder Mifflin, LLC
2905 Snowden Road
Nashville, TN 37204
Attn: Reed Hauck

BILL GARRETT, Davidson County
Trans:T20140085604 DEEDWARRSP
Recvd: 11/13/14 10:36 6 pgs
Fees:33.00 Taxes:1110.00
20141113-0104686

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS INDENTURE (the "**Deed**"), is made as of this 6th day of November, 2014, by BANK OF AMERICA, N.A. (the "**Grantor**"), having an office at 135 South LaSalle Street, 6th Floor, Chicago, IL 60603, to DUNDER MIFFLIN, LLC, a Tennessee limited liability company (the "**Grantee**"), located at 2905 Snowden Road, Nashville, TN 37204.

WITNESSETH:

WITNESSETH, that the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does ***GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY*** unto the Grantee and its successors and assigns ***FOREVER***, all of the real estate, situated in the County of Davidson and State of Tennessee and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "**Property**").

TO HAVE AND TO HOLD the Property subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it ***WILL WARRANT AND FOREVER DEFEND*** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor, except for claims arising under or by virtue of those matters described on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**") and except that Grantor does not warrant to title against those claiming a right, interest or title that arose prior to, or separate from, Grantor's interest in the Property.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

BANK OF AMERICA, N.A.

By: _____

Name: Allison R. Richman

Title: Vice President

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Allison R. Richman, as VP of Bank of America, N.A., personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged she/he signed and delivered said instrument as her/his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 4 day of November, 2014.

"OFFICIAL SEAL"
Kimberly Cobbs
Notary Public, State of Illinois
My Commission Expires January 20, 2015

_____
Notary Public

****

(FOR RECORDING DATA ONLY)

Property Address:
3438 Dickerson Pike
Nashville, TN 37207

Parcel 050 120A00800CO

Property Owner:
Dunder Mifflin, LLC
2905 Snowden Road
Nashville, TN 37204

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Dunder Mifflin, LLC
2905 Snowden Road
Nashville, TN 37204

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $300,000, which amount is equal to 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 4 day of November 2014.

Notary Public

My Commission Expires:
01.20.2015

"OFFICIAL SEAL"
Kimberly Cobbs
Notary Public, State of Illinois
My Commission Expires January 20, 2015

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee and being known as Lot 3B on the Final Plat of Re-subdivision of Lot 3, Nashville Commons, First Revision of record in Instrument No. 201108010058946, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Bank of America, N.A. by Successor Trustee's Deed from Darlene T. Marsh, Successor Trustee of record in Instrument No. 20120620-0054092, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Liens for real property taxes and assessments, water charges, sewer assessments and each other lien or encumbrance of an indefinite or unascertainable amount not delinquent on the date of this Deed.
2. All matters shown on the plat of record in Instrument No. 201108010058946, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, page 114, in the Register's Office for Davidson County, Tennessee.
4. Permanent Drainage easement of record in Book 9810, page 140, in the Register's Office for Davidson County, Tennessee.
5. Easement in deed of record in Book 11541, page 181, in the Register's Office for Davidson County, Tennessee.
6. Memorandum of Lease Agreement of record in Instrument No. 200502110016040, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 200703200033548, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 200703200033572, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument No. 200703200033655, in the Register's Office for Davidson County, Tennessee.
10. Conservation Easement of record in Instrument No. 200704050041311, in the Register's Office for Davidson County, Tennessee.
11. Easement with Covenants and Restrictions Affecting Land of record in Instrument No. 200704050041313, as amended in Instrument No. 200804240041925, Instrument No. 201104290032806, Instrument No. 201105250039908 and Instrument No. 201109130071127, in the Register's Office for Davidson County, Tennessee.
12. Memorandum of Development Agreement of record in Instrument No. 200704050041314, as modified in Instrument No. 200804240041923, in the Register's Office for Davidson County, Tennessee.
13. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 201011290094605, in the Register's Office for Davidson County, Tennessee.
14. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 201011290094740, in the Register's Office for Davidson County, Tennessee. Declaration of Easements and Covenants of record in Instrument No. 201109130071129, in the Register's Office for Davidson County, Tennessee.

15. Notice of Hold on Building Permits of record as Instrument No. 20140527-0045129, in the Register's Office for Davidson County, Tennessee.