Prepared by:
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Record and return to:
Rachel E. Edwards
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Liberty Tower, Suite 1700
605 Chestnut Street
Chattanooga, Tennessee 37450
Telephone:

Davidson County DEEDWARRSP
Recvd: 11/21/14 11:18 8 pgs
Fees:43.00 Taxes:67617.50
20141121-0107381

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
GRINDSTAFF PROPERTY MANAGEMENT, LLC 85 Birchwood Lane Crossville, TN 38555	SAME	164000312.00 164000313.00 164000315.00 164000316.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, DP MOUNTVIEW PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MT. VIEW MARKETPLACE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property is known as 3532 Murfreesboro Pike, 3550 Murfreesboro Pike, 3566 Murfreesboro Pike and 3514 Pin Hook Road, Antioch, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 21st day of November, 2014.

GRANTOR:

DP MOUNTVIEW PARTNERS LLC,
a Tennessee limited liability company

By: _____
Edward M. Kobel
Authorized Signatory

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Before me, a Notary Public of the state and county mentioned, personally appeared EDWARD M. KOBEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of DP MOUNTVIEW PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such Authorized Signatory.

WITNESS my hand and seal, at office in *(county, state)* Hillsborough County, Florida, this 19th day of November, 2014.

CAROLYN A. RAPUZZI
Notary Public - State of Florida
My Comm. Expires May 6, 2018
Commission # FF 108744
Bonded Through National Notary Assn.

Carolyn A. Rapuzzi
Notary Public

My Commission Expires: 5/6/18

STATE OF FLORIDA :

COUNTY OF HILLSBOROUGH :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $18,275,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Edward M. Kobel

Sworn and subscribed to before me
this 19th day of November, 2014.

Carolyn A. Rapuzzi
Notary Public

My Commission Expires: 5/6/18

CAROLYN A. RAPUZZI
Notary Public - State of Florida
My Comm. Expires May 6, 2018
Commission # FF 108744
Bonded Through National Notary Assn.

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL I

Land in Davidson County, Tennessee and being known as Lots 1, 2, 4 & 5, Revision to the Final Plat of Mt. View Marketplace, in Plat of record in Instrument No. 200904070031620, in said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DP Mountview Partners, LLC, a Tennessee Limited Liability Company from PGM-Mt View, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 201107280057950, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

Together with and subject to a 40' Joint Use Ingress/Egress Easement for access to Mt. View Road as described herein and as further described in Access Easement Agreement of record in Instrument No. 200712210146599, in the Register's Office for Davidson County, Tennessee, as amended by Amended and Restated Access Easement Agreement of record in Instrument No. 20090617-0056173, said Register's Office.

PARCEL III:

Together with those easements benefitting the Land contained in the Declaration of Restrictions, Covenants and Conditions and Grant of Easements of record in Instrument No. 20090617-0056176, Register's Office for Davidson County, Tennessee.

Exhibit B
List of Permitted Exceptions

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sections 67-5-603, et seq.

3. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

4. All matters shown on the plat of record in Instrument No. 200810160104155 and Instrument No. 200904070031620, in the Register's Office for Davidson County, Tennessee.

5. Right of Way Easements of record in Book 3644, page 317, Book 3670, page 396 and Book 4579, page 913, in the Register's Office for Davidson County, Tennessee.

6. Grant of Transmission Line Easement of record in Instrument No. 200209090109148 and Instrument No. 200209050107384, in the Register's Office for Davidson County, Tennessee.

7. Access Easement Agreement of record in Instrument No. 200712210146599, as amended and restated in Instrument No. 200906170056173, in the Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200806020055520, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 200806020055565, in the Register's Office for Davidson County, Tennessee.

10. Easement of record in Instrument No. 200905180045431, in the Register's Office for Davidson County, Tennessee.

11. Declaration of Restrictions, Covenants and Conditions and Grant of Easements of record in Instrument No. 200906170056176, in the Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictive Covenants of record in Instrument No. 200906170056178, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 200909300090728, in the Register's Office for Davidson County, Tennessee.

14. Terms and provisions of that certain Lease by an between PGM-Mt. View, LLC, a Tennessee limited liability company, and Publix Tennessee, LLC, a Florida limited liability company, as evidenced by Memorandum of Lease of record in Instrument 200706220074844; as amended in Instrument No. 200809290098615, Instrument No. 200906170056175 and Instrument No. 200909010082076, in the Register's Office for Davidson County, Tennessee.

15. Terms and provisions of that certain Lease by and between Subway Real Estate Corp. and PGM-Mt. View, LLC, as evidenced by Memorandum of Lease of record in Instrument No. 201010250085208, in the Register's Office for Davidson County, Tennessee.

16. Terms and provisions of that certain Lease by and between PGM-Mt. View, LLC and PETCO Animal Supplies Stores, Inc., as evidenced by Memorandum of Lease of record in Instrument No. 20110705-0051165, Register's Office for Davidson County, Tennessee.

17. Rights of tenants under unrecorded leases.

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:

