Davidson County DEEDWARRSP
Recvd: 11/24/14 10:51 5 pgs
Fees:28.00 Taxes:51800.00
20141124-0107858

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Blake J. Schulz, Esquire
c/o Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, Indiana 46240

Mail tax bills to NEW OWNER:

STERLING HAMPTON CHASE, LLC
c/o the Sterling Group, Inc.
3900 Edison Lakes Parkway, Suite 201
Mishawaka, IN 46545

Map and Parcel No.:
Map 135, Parcel 284

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21 day of November, 2014, by and between NASHBORO WEST ASSOCIATES, L.P., a Tennessee limited partnership, party of the first part, and STERLING HAMPTON CHASE, LLC, a Tennessee limited liability company, party of the second part;

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

See Exhibit A attached hereto and incorporated herein by reference.

Being the same property conveyed to party of the first part by deed from Krupp Realty Fund, LTD.-II, a Massachusetts limited partnership, of record in Deed Book 8507, page 220, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforementioned real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, subject to easements, restrictions and other matters of record, all and singular, to the extent valid, subsisting, and enforceable; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under party of the first part, but not further or otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

NASHBORO WEST ASSOCIATES, L.P., a Tennessee limited partnership

By: PRG Nashboro West Associates, Inc., a Tennessee corporation, its general partner

By: _____
Name: Steven A Berger
Title: Director

[CORPORATE SEAL]

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF PHILADELPHIA)

Before me, Heather L Hayes, a Notary Public of Pennsylvania, personally appeared Steven A Berger with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Director of PRG Nashboro West Associates, Inc., a Tennessee corporation, general partner of Nashboro West Associates, L.P., a Tennessee limited partnership, and that he as such Director, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and on behalf of said limited partnership, by signing the name of the corporation by himself as Director.

Witness my hand and seal, at office in Philadelphia, Pennsylvania. This 18 day of November, 2014.

Heather L Hayes
Notary Public

State of Pennsylvania

My Commission Expires:

June 20, 2015

NOTARIAL SEAL
HEATHER L HAYES
Notary Public
PHILADELPHIA CITY, PHILADELPHIA CNTY
My Commission Expires Jun 20, 2015

STATE OF INDIANA)
)
COUNTY OF St Joseph)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000,000.

STERLING HAMPTON CHASE, LLC, a Tennessee limited liability company

By: _____
Name: Lance A Swenk
Title: Affiant and Manager

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2014.

Christopher Jaso
Notary Public Seal State of Indiana
St Joseph County
My Commission Expires 08/22/2020

_____
Notary Public

State of Indiana

My Commission Expires:

08-22-2020

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being Nashboro West, as shown on the Plat of Nashboro West, of record in Book 4675, page 35, Register's Office for said County, and more particularly described according to a survey prepared by McConnell Engineering, dated November 9, 1981, Revised January 10, 1982, Revised January 14, 1982, as follows:

BEGINNING at the centerline intersection of Murfreesboro Road and Nashboro Blvd; thence with the centerline of Murfreesboro Road N 29° 17' 03" W 1426.68 feet to a point; thence N 60° 42' 57" E 50.00 feet to an iron pin situated in the easterly margin of said Murfreesboro Road; said iron pin being the point of beginning of the herein described tract; said iron pin also being the most northwesterly corner of the Gerald B. Fowler etux property as recorded in Book 4221, page 538, Register's Office for Davidson County, Tennessee; thence with the said margin of Murfreesboro Road N 29° 17' 03" W 291.90 feet to a concrete monument; said monument being the southwest corner of the Annie Elizabeth Carver property as recorded in Book 3343, page 411, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Murfreesboro Road and with Annie Elizabeth Carver's southerly line N 60° 52' 37" E 832.15 feet to an iron pin; thence with the easterly line of Annie Elizabeth Carver N 29 02' 31" W 103.83 feet to an iron pin; said iron pin being situated in the southerly line of the Scott W. Carver property as recorded in Book 4323, page 336, Register's Office for Davidson County, Tennessee; thence leaving the Annie Elizabeth Carver property and with the Scott W. Carver southerly line N 60° 50' 39" E 68.07 feet to an iron pin; said pin being situated in the southerly line of the Robert G. Exum etux property as recorded in Book 4013, page 596, Register's Office for Davidson County, Tennessee; thence leaving the said Scott W. Carver property and with the said southerly line of Exum S 85° 01' 44" E 744.09 feet to an iron pin; said iron pin being a common corner of the Nashboro Village Assoc. property as recorded in Book 4764, page 312, Register's Office for Davidson County, Tennessee (Tract #5 - Nashboro Village) and the 2154 Trading Corporation property as of record in Book 4981, page 414, Register's Office for Davidson County, Tennessee, (Tract #4 - Phase #1, Nashboro Village); thence with the westerly line of the 2154 Trading Corp. property S 02° 34' 25" W 1127.53 feet to an iron pin; said iron pin being situated in the westerly property line of Tract #4 Phase #2 of Nashboro Village (also owned by the said 2154 Trading Corp. and recorded in the same Book 4981, page 414, Register's Office for Davidson County, Tennessee) said iron pin also being the northeast corner of the Dale Properties property as recorded in Book 4674, page 11, Register's Office for Davidson County, Tennessee; thence with the northerly line of Dale Properties N 84° 36' 43" W 570.36 feet to an iron pin; said iron pin being the southeast corner of the Elizabeth Carver property as recorded in Book 2993, page 1, Register's Office for Davidson County, Tennessee; thence leaving the Dale Properties property and with Elizabeth Carver's easterly line N 05° 29' 46" W 129.29 feet to an iron pin; said iron pin being situated in the southerly line of the aforementioned Gerald B. Fowler etux property; thence leaving Elizabeth Carver's property and with Fowler's southerly line S 84' 58' 32" E 50.80 feet to an iron pin; thence with Fowler's easterly line N 04° 50' 38" W 180.00 feet to an iron pin; thence with Fowler's northerly line N 85° 15' 00" W 724.10 feet to an iron pin; thence S 60° 42' 57" W 20.00 feet to the point of beginning of the herein described tract, containing 25.21 acres, more or less.

BEING the same property conveyed to NASHBORO WEST ASSOCIATES, L.P., a Tennessee limited partnership by DEED from KRUPP REALTY FUND, LTD.-II, a Massachusetts Limited Partnership of record in Book 8507 page 220 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jeff Wainscott, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Indiana

County of Marion

Personally appeared before me, Jeff Wainscott, a notary public for this county and state, Marion, Indiana who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gina L. Longere

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

GINA L. LONGERE
Morgan County
My Commission Expires
March 12, 2016