Davidson County DEEDWARRSP
Recvd: 12/10/14 14:12 5 pgs
Fees:28.00 Taxes:5550.00
20141210-0113137

THIS INSTRUMENT PREPARED BY:
Charles B. Reasor III
White & Reasor, PLC
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
CA Nashville 320 PPB LLC c/o Turner-Agassi Charter School Facilities Fund, L.P. 3000 Olympic Blvd., Suite 2120 Santa Monica, CA 90404	New owner	106-159.00

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

Denise L. Knowles
AFFIANT

Subscribed and sworn to before me this 10th **day of** December **, 2014.**

Pamela G. Nash
Notary Public

My Commission Expires:
11-3-2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BOSTWICK LABORATORIES, INC., a Delaware corporation ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto CA Nashville 320 PPB LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Attachment 1, attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 320 Plus Park Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Attachment 2, attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed to be effective as of the 10th day of December, 2014.

GRANTOR:

BOSTWICK LABORATORIES, INC.,
a Delaware corporation, successor by
merger with Bostwick Merger Sub, Inc.,
a Delaware corporation, and successor
to Bostwick Laboratories, Inc., a Nevada
corporation

BY: _____
Martin Stefanelli, President

STATE OF New York
COUNTY OF Suffolk

PERSONALLY APPEARED BEFORE ME, ~~Martin Stefanelli~~ Gerard E. Diffley, a Notary Public in and for said State and County, Martin Stefanelli, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of BOSTWICK LABORATORIES, INC., a Delaware corporation, successor by merger with Bostwick Merger Sub, Inc., a Delaware corporation, and successor to Bostwick Laboratories, Inc., a Nevada corporation, being authorized to execute the foregoing instrument on behalf of the same.

WITNESS MY HAND at office this 8th day of December, 2014.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8/21/17

Gerard E. Diffley
Notary Public, State of New York
No. 01DI5048259
Qualified in Suffolk County
Commission Expires August 21, 2017

ATTACHMENT 1
LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to Iron Creek Ventures, Inc., by deed of record in Instrument No. 200705220060861, Register's Office for Davidson County, Tennessee ("R.O.D.C."), and being Lot 19 on the plat of The Plus Park, Section 17 as of record in Plat Book 6200, Page 444, R.O.D.C., to which reference is hereby made and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Plus Park Boulevard at the northwest corner of Lot 9 as shown on the plat of The Plus Park, Section 9 as of record in Plat Book 4460, page 113, R.O.D.C.;

Thence, along the easterly right of way line of Plus Park Boulevard the following calls;

Along a curve to left 139.95 feet said curve having a radius of 806.61 feet, a tangent of 70.15 feet and a chord bearing and distance of N 04° 41' 34" W, 139.78 feet to an iron rod set;

N 09° 39' 48" W, 104.17 feet to an iron rod set,

Along a curve to right 190.00 feet said curve having a radius of 358.44 feet, a tangent of 97.29 feet and a chord bearing and distance of N 05° 13' 02" E, 187.78 feet to an iron rod set at the southwest corner of Lot 18 as shown on the above mentioned plat;

Thence, leaving the easterly right of way line of Plus Park Boulevard with the southerly line of said Lot 18, S 73° 07' 05" E, 293.52 feet to an iron rod set on the westerly line of Lot 9 The Plus Park, Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.

Thence, along the westerly line of said Section 9 the following calls:

S 19° 57' 59" W, 127.96 feet to an iron rod found;
S 00° 20' 10" W, 224.85 feet to an iron rod found;
N 89° 38' 22" W, 224.97 feet to the point of beginning;

Containing 99,336 square feet or 2.28 acres, more or less.

Being the same property conveyed to Bostwick Laboratories, Inc, a Nevada corporation from Iron Creek Ventures Inc., a Delaware corporation by deeds of record in Instrument No. 200801150004613 and Instrument No. 200801150004614, in the Register's Office for Davidson County, Tennessee. Bostwick Laboratories, Inc., a Delaware corporation, is the successor-by-merger to Bostwick Laboratories, Inc., a Nevada corporation, pursuant to a Certificate of Ownership and Merger dated September 26, 2008, of record as Instrument No. 20141203-0110943, in the Register's Office for Davidson County, Tennessee.

ATTACHMENT 2
TITLE EXCEPTIONS

1. Real property taxes and assessments for the year 2015 and subsequent years, not yet due and/or payable.

2. The following matters as shown on plat of record in Plat Book 6200, Page 444, Register's Office for Davidson County, Tennessee:

- 5' by 15' anchor easement near the northwest corner of the land.
- 10' public utility and drainage easement along the east and south property lines.
- 15' public utility and drainage easement along the west property line.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Judy L. Judson, PLS No. 1935, Barge, Waggoner, Sumner and Cannon, Inc. Project No. 33987-01, dated December 2, 2014:

- Encroachment of brick courtyard onto the 20 foot building setback line along the southwest property line.
- Encroachment of asphalt onto the 20 foot building setback line along the east property line.
- Encroachment of asphalt onto the 45 foot building setback line along the west property line.
- Chain link fence encroachment on the north property line.
- Chain link fence meandering along the south property line.
- Encroachment of brick sign onto right of way of Plus Park Boulevard along the west property line.

True Copy Certification

I, Jay H. Smith, 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, Pamela G. Nash, a notary public for this county and state, Jay H. Smith, 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: 11-3-2015

Notary Seal:

