Davidson County DEEDWARRSP
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Fees:38.00 Taxes:46065.00
20141211-0113311

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
FDS Crossings, LLC
1001 19th Street North, Suite 930
Arlington, Virginia 22209

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 163
Parcel 346

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AMERICAN HEALTH PROPERTIES, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **FDS CROSSINGS, LLC**, a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land located at 5720 Crossings Boulevard, in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property and all covenants and warranties of Grantor contained herein are made expressly subject to the encumbrances set forth on EXHIBIT B attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

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

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 8th day of December, 2014.

AMERICAN HEALTH PROPERTIES, INC.,
a Tennessee corporation

By: _____

Its: President + CEO

STATE OF TENNESSEE)
COUNTY OF Decatur)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President + CEO of AMERICAN HEALTH PROPERTIES, INC., the within named bargainor, a Tennessee corporation, and that he, as such President + CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President + CEO.

WITNESS my hand, at office, this 8th day of December, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DECATUR COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
12/3/2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $12,450,000.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 6/20/17

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

36240575.1/024085-1
Error! Unknown document property name.

EXHIBIT A

Being a certain tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and bounded generally by Hickory Hollow, Ltd. in the north, Crossings Blvd. in the east, Pool & Spa Depot, L.L.C. in the south and Interstate 24 in the west, and being Lot No. 2 as shown on the Plan of The Crossings at Hickory Hollow, Phase II, of record in Book 9700, page 511, Register's Office for Davidson County, Tennessee ("RODC"), as revised in Book 10728, page 740, RODC, more particularly described according to survey by Clinard Engineering Associates, LLC, Charles Phillip Clinard, Tenn. R.L.S. No, 1032, dated October 6, 2005, last revised October 27, 2005, as follows:

Beginning at an iron pin (old) at the southeast corner of the Hickory Hollow, Ltd. property (Deed Book 7034, page 488) and in the west margin of Crossings Boulevard;

Thence, with the westerly margin of Crossings Boulevard, along a curve to the left having a central delta angle of 23 deg. 28 min. 09 sec., a radius of 2341.83 feet, an arc length of 959.25 feet, and a chord bearing and distance of South 29 deg. 21 min. 47 sec. East, 952.56 feet to a punch-out in the sidewalk (old) at the northeast corner of Pool & Spa Depot, L.L.C. (Deed Book 11638, page 47);

Thence, with the north line of Pool & Spa Depot, L.L.C., South 45 deg. 08 min. 36 sec. West, 403.61 feet to an "x" in a rock in the easterly right-of-way of the Interstate 24 off-ramp to Hickory Hollow Parkway;

Thence, with easterly right-of-way of the Interstate 24 off-ramp for the next seven calls:

North 41 deg. 40 min. 31 sec. West, 29.69 feet to an iron pin (old) as set by RLS #1512;

Along a curve to the left having a central delta angle of 03 deg. 55 min. 18 sec., a radius of 5899.58 feet, an arc length of 403.83 feet, and a chord bearing and distance of North 43 deg. 38 min. 09 sec. West, 403.73 feet to an iron pin (old);

North 46 deg. 27 min. 45 sec. West, 100.91 feet to a concrete monument (old);

North 36 deg. 37 min. 53 sec. West, 120.32 feet to an iron pin (old) as set by RLS #1512;

North 28 deg. 42 min. 38 sec. West, 144.48 feet to a concrete monument (old);

North 24 deg. 16 min. 01 sec. West, 400.15 feet to a concrete monument (old);

North 31 deg. 50 min. 12 sec. West, 101.32 feet to an iron pin (old) as set by RLS #1512 at the southwest corner of the aforementioned Hickory Hollow, Ltd.;

Thence, with the south line of Hickory Hollow, Ltd. for the next two calls:

South 83 deg. 59 min. 42 sec. East, 295.40 feet to an iron pin (old) as set by RLS #1512;

North 71 deg. 04 min. 42 sec. East, 270.48 feet to the point of beginning and containing

508,856.30 square feet, or 11.68 acres, more or less.

Being the same property conveyed to American Health Properties, Inc., a Tennessee corporation by Special Warranty Deed from 5720 Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20060912-0112884, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of No Build Area, of record in Book 10722, page 114, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PENDING

EXHIBIT B

1. Real property taxes for 2014, a lien, now due and payable but not yet delinquent.

2. The plats of record in Plat Book 7900, page 229 and Plat Book 9700, pages 511-512, as corrected by Surveyor's Certificate of Correction in Book 10728, page 740, Register's Office for Davidson County, Tennessee, show the following:

   - 20 foot landscape, utility, and drainage easement along the easterly boundary of the Land
   - 15 foot landscape easement along the northerly boundary of the Land
   - Public utility and access easement of varying width along the southerly and part of the westerly boundaries of the Land
   - Metal signs near the southwest corner of the Land

3. Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, page 145; as re-recorded in Book 7966, page 60; as amended by Amendment to Declaration of Protective Covenants and Owners Association for The Crossings at Hickory Hollow (formerly known as Hickory Downs) of record in Book 8085, page 402; as amended in Book 9730, page 957; as supplemented in Book 10722, page 95; and as affected by Acknowledgement Regarding Supplemental Declaration of Protective Covenants of record in Instrument No. 200007250073371, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 10722, page 119, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 10768, page 835, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of that certain Lease by and between Butler Real Estate, Inc. and Garden Ridge, L.P., as evidenced by Memorandum of Lease of record in Book 10722, page 129, as assigned to NT Acquisition-Portfolio Two, L.P. by Assignment of Landlord's Interest in Leases of record in Book 11368, page 507, Register's Office for Davidson County, Tennessee.

7. Lack of direct access to a controlled access highway, I-24.

8. Rights of tenants under unrecorded leases.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by R. Scot Cherry, Tennessee RLS No. 1512, Cherry Land Surveying Inc., dated November 5, 2014, last revised December 2, 2014, Job No. 14168

   - Mis-location of fence along the south and east property lines of the Land.
   - Concrete swale located on the southern portion of the Land.
   - Sign encroaching on the southern portion of the Land.

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, Jodean M. King, 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: 6/20/2017

Notary Seal:

