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:

SKYLINE COMMONS, LLC
3300 N. 29th Avenue, Suite 101
Hollywood, FL 33020
Attn: Bennett David

BILL GARRETT, Davidson County
Trans:T20140094381 DEEDWARRSP
Recvd: 12/17/14 11:05 6 pgs
Fees:33.00 Taxes:12626.25
20141217-0115346

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS INDENTURE (the "**Deed**"), is made as of this 15th day of December, 2014, by BANK OF AMERICA, N.A. (the "**Grantor**"), having an office at 135 S. LaSalle Street, 6th Floor, Chicago, Illinois, 60603, to SKYLINE COMMONS, LLC, a Florida limited liability company (the "**Grantee**"), located at 3300 N. 29th Avenue, Suite 101, Hollywood, FL 33020.

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: Susan S Reif

Name: SUSAN I Reif

Title: Senior Vice President

STATE OF Maryland)
City)
~~**COUNTY**~~ **OF** Baltimore) **ss:**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Susan S Reif, as SVP 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 11th day of December, 2014.

Cathleen Marie DiMartino

Notary Public

CATHLEEN MARIE DIMARTINO
Notary Public
Baltimore County
Maryland
My Commission Expires April 22, 2018

****

(FOR RECORDING DATA ONLY)

Property Address:
3438 Dickerson Pike
Nashville, TN 37207

Parcels:
050120A00600CO
050120A00400CO
050120A00200CO

Property Owner:
Skyline Commons, LLC
3300 N. 29th Avenue, Suite 101
Hollywood, FL 33020

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Skyline Commons, LLC
3300 N. 29th Avenue, Suite 101
Hollywood, FL 33020

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 $3,412,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant BENNETT DAVIS MANAGER

Subscribed and sworn to before me this 11 day of December 2014.

Notary Public JoAnn D'Alessandro State of Florida personally known to me and did not take an oath

My Commission Expires:

JOANN D'ALESSANDRO
MY COMMISSION # EE 217415
EXPIRES: July 21, 2016
Bonded Thru Notary Public Underwriters

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee and being known as Lot 4 on the Final Plat of Nashville Commons, of record in Instrument No. 200704040040461, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Land in Davidson County, Tennessee and being known as Lot 2C on the Final Plat of Nashville Commons, First Revision of record in Instrument No. 200802280019514, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Land in Davidson County, Tennessee and being known as Lot 1 on the Final Plat of Re Subdivision of Lot 2A, Nashville Commons, First Revision of record in Instrument No. 201005210039251, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion 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. Taxes for the year 2014 a lien, now due and payable, but not yet delinquent.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67- 5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
8. All matters shown on the plat of record in Instrument No. 200704040040461, Instrument No. 200802280019514, and Instrument No. 201005210039251, in the registries Office for Davidson County, Tennessee.
9. 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.
10. Permanent Drainage easement of record in Book 9810, page 140, in the Register's Office for Davidson County, Tennessee.
11. Easement in deed of record in Book 11541, page 181, in the Register's Office for Davidson County, Tennessee.
12. Memorandum of Lease Agreement of record in Instrument No. 200502110016040, in the Register's Office for Davidson County, Tennessee.
13. Storm water Detention Agreement of record in Instrument No. 200703200033548, in the Register's Office for Davidson County, Tennessee.
14. Storm water Detention Agreement of record in Instrument No. 200703200033572, in the Register's Office for Davidson County, Tennessee.
15. Storm water Detention Agreement of record in Instrument No. 200703200033655, in the Register's Office for Davidson County, Tennessee.
16. Conservation Easement of record in Instrument No. 200704050041311, in the Register's Office for Davidson County, Tennessee.
17. 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. 2011 09130071127, in the Registers Office for Davidson County, Tennessee.

18. 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.

19. Inspection and Maintenance Agreement for Private Storm water Management Facilities of record in Instrument No. 201011290094605, in the Register's Office for Davidson County, Tennessee.

20. 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.

21. Declaration of Easements and Covenants of record in Instrument No. 201109130071129, in the Register's Office for Davidson County, Tennessee.

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