Davidson County DEEDWARRSP
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Fees:38.00 Taxes:112524.40
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This instrument was prepared by:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Hawthorne-Midway Twin Oaks, LLC and C&C Twin Oaks, LLC 806 Green Valley Road, Suite 311 Greensboro, North Carolina 27408	[SAME]	133-040-053.00 133-000-044.00 119-160-094.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, L-A RED OAK OWNER, LLC, a Delaware limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto HAWTHORNE-MIDWAY TWIN OAKS, LLC, a North Carolina limited liability company, as to an undivided Ninety-One and 9,048/10,000 percent (91.9048%) interest as tenant in common, and C&C TWIN OAKS, LLC, a Delaware limited liability company, as to an undivided Eight and 952/10,000 percent (8.0952%) interest as tenant in common (collectively, the "Grantees"), and Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 100 Antioch Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of January, 2015.

L-A RED OAK OWNER, LLC, a Delaware limited liability company

By: _____
Name: Dawn McNaught
Title: Vice-President

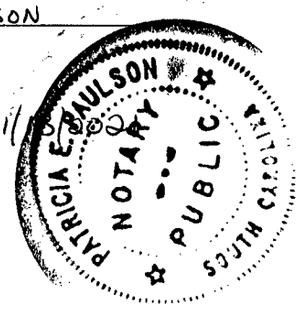
STATE OF South Carolina)
) SS:
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Dawn McNaught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of L-A Red Oak Owner, LLC, a Delaware limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

_____
Notary Signature

Patricia E. Paulson
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 1/13/2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,412,000.00

Affiant

Subscribed and sworn to before me this the 7th day of January, 2015.

Notary Public

My Commission Expires: 1/13/2021

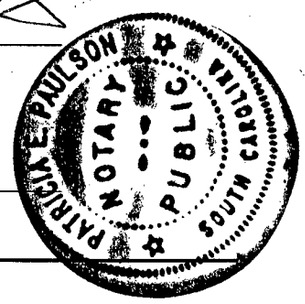


EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Land located in the Twenty-seventh Councilmanic District of Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of Lot 1 Revised Twin Oaks, P.B. 5200, page 669, R.O.D.C. and Lot 1, Twin Oaks Phase II, P.B. 9700, PG, 819, R.O.D.C. of record in Instrument Number 20010510-0048697, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod in the northerly right-of-way of Antioch Pike at a southwesterly corner of New Plan Excel Realty Trust, Inc., property of record in Deed Book 11581, Page 94, R.O.D.C.;

Thence with said right-of-way northwesterly with a curve to the left 518.04 feet to an iron rod at a southeasterly corner of Malcolm L. Barrett, Sr. et ux, Rachael S. Barrett, Trustees property of record in Deed book 8512, page 193, R.O.D.C., said curve having a radius of 672.00 feet, a central angle of 44° 10' 09" and a chord of 505.31 feet at North 64° 13' 42 1/2" West;

Thence North 30° 27' 07" East, 1,100.02 feet to an iron rod in the southerly right-of-way of Twin Oaks Drive at a northeasterly corner of Twin Oaks Subdivision of record in Plat Book 7900, Page 70, R.O.D.C.;

Thence with the right-of-way of said Twin Oaks Drive as follows:

South 88° 11' 45" East, 204.26 feet to an iron rod;
North 01° 48' 15" East, 50.00 feet to an iron rod;
North 88° 11' 45" West, 816.01 feet to an iron rod at a southeasterly corner of Section Two-Phase One Twin Oaks Subdivision of record in Plat Book 8250, Page 25, R.O.D.C.;

Thence North 02° 10' 00" East, 169.56 feet to an iron rod in the southerly boundary of James C. Pyburn, et ux property of record in Deed Book 10333, Page 163, R.O.D.C.;

Thence with the boundary of said Pyburn property as follows:

South 86° 58' 05" East, 816.06 feet to an iron rod;
North 01° 56' 30" East, 70.58 feet to a concrete monument in the westerly right-of-way of Interstate I-24;

Thence with said westerly right-of-way as follows:

Southeasterly with a curve to the left 252.50 feet to an iron rod, said curve having a radius of 5,879.58 feet, a central angle of 02° 27' 38" and a chord of 252.49 feet at South 51° 04' 56" East;
South 57° 22' 48" East 91.45 feet to an iron rod;
Southeasterly with a curve to the right 1,143.14 feet to an iron rod at a northeasterly corner of Hassan property of record in Deed Book 11356, Page 45, R.O.D.C., said curve having a radius of 5,500.00 feet, a central angle of 11° 54' 31" and a chord of 1,141.09 feet at South 49° 00' 55 1/2" East;

Thence with the boundary of said Eslami Property as follows:

South 89° 57' 00" West, 284.48 feet to an iron rod;
South 02° 07' 11" West, 332.14 feet to an iron rod;
South 05° 02' 15" West, 191.34 feet to an iron rod in the easterly boundary of the aforementioned New Plan Excel Realty Trust, Inc. property;

Thence with the boundary of said property as follows:

North 12° 50' 30" West, 203.50 feet to an iron rod;
North 00° 39' 30" East, 362.67 feet to an iron rod;
North 62° 13' 47" West, 301.80 feet to an iron rod;
South 89° 39' 11" West, 533.00 feet to a concrete monument;
South 00° 14' 49" West, 176.29 feet to an iron rod;
South 26° 01' 12" West, 160.70 feet to an iron rod;
South 34° 08' 45" West, 412.41 feet to the beginning.

Containing 25.516 acres, more or less, and being property conveyed to Twin Oaks Associates by deed from The Glen, LTD., of record in Book 8149, page 737, in the Register's Office for Davidson County, Tennessee and by deed from Glen Associates of record in Book 11479, page 236, in said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Twin Oaks Subdivision, Section Two, Phase One, as shown on plat of record in Plat Book 8250, page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Twin Oaks Associates, a Tennessee general partnership from Glen Associates, a Tennessee join venture by deed of record in Book 11614, page 557, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L-A Red Oak Owner, LLC, a Delaware limited liability company by deed from Twin Oaks Associates, a Tennessee general partnership, of record in Instrument No. 20110901-0067881, in the Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 200105100048697, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5203, page 453, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6198, page 457, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7485, page 941, in the Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 200004250040744, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record in Instrument No. 200810060101451, in the Register's Office for Davidson County, Tennessee.

8. Lack of access to and from a controlled access highway (I-24).

9. All matters shown on the plat of record in Book 8250, page 25, in the Register's Office for Davidson County, Tennessee (TRACT II).

10. Restrictions of record in Book 1163, page 372, in the Register's Office for Davidson County, Tennessee (TRACT II).

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:

