Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
NNP Royal 2 Partnership 714 Spence Lane Nashville, TN 37217.	095-00-0-120.00 and 095-00-0-038.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Eric Lowman and David Patterson (collectively the "Grantor"), individual residents of the state of Tennessee, have bargained and sold, and by these presents do transfer and convey to NNP ROYAL 2 PARTNERSHIP ("Grantee"), a Tennessee general partnership, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of February 2015.

DIANE L. ABBOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9/11/17

BILL GARRETT, Davidson County
Trans:T20150008565 DEEDWARRSP
Recvd: 02/03/15 14:55 6 pgs
Fees:33.00 Taxes:4440.00
20150203-0010176

This is improved property located at 501 and 511 Royal Parkway, Nashville, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except Permitted Exceptions.

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

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 30 day of ~~January~~ February, 2015.

Eric Lowman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Charles Claybrooks, Notary Public, Eric Lowman, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2015.

Notary Public
My Commission Expires:

CHARLES CLAYBROOKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016.

Mary Lowman, wife of Eric Lowman, joins in this conveyance for the express purpose of relinquishing any marital rights that she may have in the Property and for no other purpose.

Mary Lowman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Charles Claybrooks, Notary Public, Mary Lowman, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2015

Notary Public
My Commission Expires:

CHARLES CLAYBROOKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016.

David Patterson

STATE OF FLORIDA

COUNTY OF MARTIN

Marlene R Stone mrs

Personally appeared before me, ~~DAVID G. PATTERSON~~, Notary Public, David Patterson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of JANUARY, 2015.

Notary Public State of Florida
Marlene R Stone
My Commission FF 019228
Expires 05/19/2017

Marlene R Stone
Notary Public
My Commission Expires: 5/19/2017

Libby Patterson, wife of David Patterson, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the Property and for no other purpose.

Libby Patterson

STATE OF FLORIDA

COUNTY OF MARTIN

Personally appeared before me, MARLENE R. STONE, Notary Public, Libby Patterson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of JANUARY, 2015.

Notary Public State of Florida
Marlene R Stone
My Commission FF 019228
Expires 05/19/2017

Marlene R Stone
Notary Public
My Commission Expires: 5/19/2017

Exhibit A
The Property

Land in Davidson County, Tennessee, being all of Lots No. 1 & 2, Section Six Perimeter Place Subdivision, as shown by plat appearing of record in Plat Book 7900, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Eric Lowman and David Patterson by Deed from 1510 Crums Lane, LLC, a Kentucky limited liability company, of record in Instrument No. 201309170098010, Register's Office for Davidson County, Tennessee.

Included in the foregoing description, but expressly excluded therefrom is the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed dated September 8, 1994, of record in Book 9460, Page 446, Register's Office for Davidson County, Tennessee:

Beginning at a point on the existing northerly right-of-way margin of Royal Parkway; said point being the southeasterly corner of the aforementioned Larry Vaden property; thence along the existing northerly right-of-way margin a curve to the left the chord bearing of which is S 48°28' 23" E, a radius of 421.15 feet and included angle of 12°03'38", an arc length of 88.65 feet, and a chord length of 88.49 feet, to a point on the west property line of the aforementioned property; thence along the said property line N 25°47'34" E 5.06 feet to a point on the new northerly right-of-way margin of Royal Parkway; thence along the said right-of-way margin, an arc to the right, bearing S 48°41'14"E, a radius of 400.60 feet, an included angle of 12°58'17", a chord length of 90.50 feet, and an arc length of 90.69 feet to a point on the east property line of the aforementioned property; thence along the said property line S 48°32'45" W, 5.25 feet, to the point of beginning, containing 467.87 square feet, more or less.

Also included in the foregoing description, but expressly excluded therefrom is the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed dated September 8, 1994, of record in Book 9460, Page 448, Register's Office for Davidson County, Tennessee:

Being at a point on the existing northerly right-of-way margin of Royal Parkway; said point being the southeasterly corner of the aforementioned Larry Vaden property; thence along the east property line N 25°47'34" E, 5.06 feet to a point on the northerly right-of-way margin of Royal Parkway; thence an arc left, the chord bearing of which is N 69°14'35" W, a radius of 400.60 feet, a length of 196.75 feet, and an included angle of 28°08'26" to a point on the said boundary; thence along the said boundary, a line N 83°18'49" W, 15.09 feet to a point on the existing northerly right-of-way margin; thence along the said margin, and to the right, the back tangent of which is N 83°18'49" W, bearing S 68°55'23" E, a radius of 421.15 feet an included angle of 28°50'21", and a length of 211.98 feet, to the point of beginning, containing 608.94 square feet more or less.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Real property taxes for the calendar year 2015, a lien not yet due and payable.

2) Matters shown on the Plat of record in Plat Book 7900, page 33 in the Davidson County Register's Office.

3) Restrictive Covenant of record in Deed Book 5487, page 596, said Register's Office.

4) Parking rights of record as Instrument Number 201309170098010 said Register's Office.

5) Easements of record in Deed Book 9460, page 446, and Deed Book 9460, page 448.