This instrument prepared by:
Edward F. Dean
17 E. Crystal Lake Ave.
Crystal Lake, IL 60014

BILL GARRETT, Davidson County
Trans:T20150015482 DEEDWARR
Recvd: 03/03/15 10:03 5 pgs
Fees:28.00 Taxes:69560.00
20150303-0018337

WARRANTY DEED

OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackson Grove 238, LLC	Jackson Grove 238, LLC	086000010000
300 71st Street, Suite 620	300 71st Street, Suite 620	08600020200
Miami Beach, FL 33141	Miami Beach, FL 33141	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jackson Grove, LLC, a Delaware limited liability company have this day bargained and sold, and do hereby transfer and convey unto the said Jackson Grove 238, LLC, a Delaware limited liability company the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

STATE OF ILLINOIS
COUNTY OF MCHENRY *The actual consideration or value whichever is greater, for this transfer is Eighteen-Million Eight-Hundred Thousand and 00/100 $ 18,800,000.00*

Affiant _____
Brian G. Cunat, Manager

Subscribed and sworn to before me this the 27 *day of* February, 2015

Notary Public _____

My commission expires:
(Affix Seal)

This is improved) property, known as 3417 Lebanon Pike, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 27 *day of* February, 20 15, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jackson Grove, LLC

By: _____

Brian G. Cunat/Manager

_____

STATE OF ILLINOIS
COUNTY OF MCHENRY

Personally appeared before me, EDWARD Dean, a Notary Public in and for said County and State, Brian G. Cunat, with whom I am personally acquainted and who acknowledged that Brian G. Cunat executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2015

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
Edward F. Dean
Notary Public, State of Illinois
My Commission Expires 1/6/2019

File No.: 1412736CTN

Exhibit "A"

LAND LOCATED IN THE 14th COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF CENTRAL PIKE AND WEST OF OLD HICKORY BOULEVARD DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 3-6-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. RL.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LEBANON PIKE (A.K.A. HIGHWAY 70N), SAID ROD BEING LOCATED N 41° 29' 11" E 67.0 FEET (60.73 FEET ON PREVIOUS DESCRIPTION) FROM AN EXISTING CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT STATION 92+00 AS SHOWN ON TENNESSEE DEPT. OF TRANSPORTATION PLANS FOR PROJECT U-24-1 (SHEET NO.5) AND BEING THE NORTHEAST CORNER OF THE TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION, INC. LAND (BOOK 4157, PAGE 690 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN OF LEBANON PIKE N 41° 29' 11" E 130.23 FEET TO AN IRON ROD (NEW); THENCE N 46° 29' 11" E 349.57 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF VALVOLINE INSTANT OIL CHANGE, INC. (BOOK 7996, PAGE 871 R.O.D.C., TN.); THENCE WITH SAID VALVOLINE PROPERTY S 43° 45' 00" E 148.30 FEET TO AN IRON ROD (NEW); THENCE N 46° 15' 00" E 110.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KARENE PROPERTIES, L.P. LAND (BOOK 8832, PAGE 62 R.O.D.C., TN.); THENCE WITH SAID KARENE PROPERTY S 43° 45' 00" E 144.03 FEET TO A POINT; THENCE N 46° 15' 00" E 198.04 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE JACKSON'S COURTYARD PARTNERSHIP LAND (INSTRUMENT # 20010216-0014819 R.O.D.C., TN); THENCE WITH SAID JACKSON'S COURTYARD PROPERTY AND AN ANCIENT FENCE S 52° 04' 00" E 282.35 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY AND A FENCE S 38° 33' 00" W 68.00 FEET TO AN IRON ROD (NEW); THENCE S 51° 27' 00" E 25.00 FEET TO AN IRON ROD (NEW); THENCE S 38° 33' 00" W, PASSING THE ORIGINAL SOUTHWEST CORNER OF THE LAUREL HILLS COMMERCIAL PARK (BOOK 5200, PAGE 199, R.O.D.C., TN.) AT 176.42 FEET, FOR A TOTAL DISTANCE OF 765.20 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY; THENCE WITH SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY AND AN ANCIENT FENCE N 44° 14' 00" W 698.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES MORE OR LESS.

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT GRANTED BY THAT CERTAIN EASEMENT DATED JANUARY 10, 1977, RECORDED IN BOOK 5111, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING AN IRON PIN SET IN THE EASTERLY MARGIN OF LEBANON ROAD (U.S. HIGHWAY 70-N), SAID POINT BEING SOUTH 46° 45' WEST, 745.26 FEET, MORE OR LESS FROM A RIGHT OF WAY MONUMENT LOCATED AT ROAD STATION 105+00 OF THE TENNESSEE STATE HIGHWAY PLANS OF U.S. HIGHWAY 70-N; THENCE LEAVING SAID HIGHWAY SOUTH 43° 45' EAST, 136 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 46° 15' EAST, 120 FEET TO A POINT; THENCE SOUTH 43° 45' EAST, 159.03 FEET TO A POINT; THENCE, SOUTH 46° 15' WEST, 10 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 144.03 FEET TO A POINT; THENCE SOUTH 46° 15' WEST, 110 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 15 FEET TO THE POINT OF BEGINNING.

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File No.: 1412736CTN

Exhibit A (Continued)

Being the same property conveyed to Jackson Grove, LLC, a Delaware limited liability company by deed from Grand RDC Partnership, an Indiana limited partnership of record in Instrument No. 20060406-0039949, Register's Office for Davidson County, Tennessee.

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WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $18,800,000 00

Affiant [signature]

Subscribed and sworn to before me this the 2nd day of MARCH, 2015

(Affix Seal) *Notary Public* Nicole Champion

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 8-28-16