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

BILL GARRETT, Davidson County
Trans:T20150015492 DEEDWARR
Recvd: 03/03/15 10:10 5 pgs
Fees:28.00 Taxes:59570.00
20150303-0018361

WARRANTY DEED

OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheffield Heights 202, LLC	Sheffield Heights 202, LLC	09500005500
300 71st Street, Suite 620	300 71st Street, Suite 620	
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, Sheffield Heights , LLC, a Delaware limited liability company have this day bargained and sold, and do hereby transfer and convey unto the said Sheffield Heights 202, 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 Sixteen-Million One- Hundred Thousand and 00/100 Dollars ($16,100,000.00)*

Affiant _____
Brian G. Cunat

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 700 Airways Circle, Nashville, Tennessee 37214
(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.

Sheffield Heights, 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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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.: 1412738CTN

Exhibit "A"

Tract No. 1

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Elm Hill Pike east of McGavock Pike and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Elm Hill Pike, said pin being the northwesterly corner of herein described tract and the northeasterly corner of BRE/TN Properties, L.L.C. of record in Instrument No. 20020206-0016629, Register's Office for Davidson County, Tennessee;

Thence, with the southerly margin of Elm Hill Pike S 69° 46' 06" E, 109.51 feet to a point;

Thence, continuing with said margin and a curve to the north having a central angle of 11° 08' 19", a radius of 1949.69 feet and a chord of S 75° 20' 14" E, 378.43 feet for an arc length of 379.03 feet to a point;

Thence, leaving said margin with the west line of Studio Plus at Nashville Airport, Inc. of record in Deed Book 8829, page 916, Register's Office for Davidson County, Tennessee, S 09° 05' 35" W, 96.15 feet to an iron pin;

Thence, S 48° 21' 59" E, 120.42 feet to a point;

Thence, S 31° 06' 30" E, 372.42 feet to an iron pin;

Thence, with the west line of AVR, L.P. of record in Instrument No. 20020909-0108927, Register's Office for Davidson County, Tennessee, S 13° 47' 58" W, 581.31 feet to an iron pin;

Thence, with Century Capital Investors of record in Deed Book 9558, page 887, Register's Office for Davidson County, Tennessee the following calls:

S 88° 03' 04" W, 193.88 feet to an iron pin;
N 62° 14' 29" W, 214.71 feet to an iron pin;
N 30° 57' 50" W, 174.93 feet to an iron pin;
N 20° 13' 29" W, 202.48 feet to an iron pin;
N 18° 26' 06" W, 189.74 feet to an iron pin;
N 41° 59' 14" W, 269.07 feet to an iron pin;
N 03° 48' 51" E, 150.33 feet to an iron pin;
N 32° 00' 19" E, 94.34 feet to an iron pin;
N 60° 56' 43" E, 102.96 feet to an iron pin;
N 20° 13' 54" E, 105.08 feet to the point of beginning, containing 681,583 square feet or 15.65 acres, more or less.

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File No.: 1412738CTN

Exhibit A (Continued)

Tract 2:

An easement to maintain and repair a television antenna, satellite antenna dish portable building and fence, of record in Deed Book 6873, page 799, said Register's Office, over the hereinafter described property:

Beginning at a point in the easterly property line of Perimeter Place Associates Ltd. property said point being South 13° 47' 58" West 265.88 feet from the iron pin marking the end of the 3rd course from the point of beginning of said Perimeter Place Associates, Ltd. property; thence South 76° 12' 2" East 17 feet to a point; thence South 13° 47' 58" West and parallel to the said easterly property line of Perimeter Place Associates Ltd. property 60 feet to a point; thence North 76° 12' 2" West 17 feet to a point in said easterly property line of Perimeter Place Associates Ltd. property; thence North 13° 47' 58" East along the easterly property line of Perimeter Place Associates Ltd. property, 60 feet to the beginning, containing 1,020 square feet or 0.02 acres.

Being the same property conveyed to Sheffield Heights, LLC by deed from Sheffield Heights Apartments, LLC of record in Instrument No. 20060727-0091179, 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 $ 16,100,000.00

Affiant

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

(Affix Seal) Notary Public Nicole Champion

My commission expires: 8-28-

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY