BILL GARRETT, Davidson County
Trans:T20150015612 DEEDWARR
Recvd: 03/03/15 13:27 4 pgs
Fees:23.00 Taxes:13403.06
20150303-0018482

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Airport Platinum, LLC 226 Jackson Meadows Drive Hermitage, TN 37076	SAME	Map 107 Parcel 151.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROYAL PARK INVESTMENTS, L.P. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto NASHVILLE AIRPORT PLATINUM, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 12, of the Final Plat Resubdivision of Lots 11 and 12 of Royal Park Business Center, as shown on plat of record at Instrument No. 20061207-0151412, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The source of this description is the Plan of record at Instrument No. 20061207-0151412, Register's Office for Davidson County, Tennessee. This is improved property known as 540 Royal Parkway, Nashville, Tennessee 37214.

Being part of the same property conveyed to Grantor by deed from S. Joseph Moore and Sam Moore of record in Book 8499, page 681, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following matters:

1) Taxes for the year 2015, a lien not yet due and payable.
2) Subject to all matters shown on the Plan of record at Instrument No. 20061207-0151412, Register's Office of Davidson County, Tennessee.
3) Subject to a drainage easement and drain as shown on the Plan of record at Instrument No. 20020729-0090528, Register's Office of Davidson County, Tennessee.
4) Agreement for Dedication of Easement Water Mains and Appurtnances to Metropolitan Government Nashville and Davidson County, Tennessee, of record at Instrument No. 2011217-0138698, Register's Office of Davidson County, Tennessee.
5) Declaration of Protective Covenants and Owners Association for Royal Park Business Center, of record in Book 9734, Page 922, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6) Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10131, Page 891, and Book 10131, Page 895, Register's Office of Davidson County, Tennessee.
7) Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9523, Pages 119, 124 and 144, Register's Office of Davidson County, Tennessee.
8) Unrecorded Ground Lease dated effective December 18, 2010, with the United States Postal Service.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind itself and its representatives and successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on this 2 day of March, 2015.

ROYAL PARK INVESTMENTS, L.P.

By: Royal Park Properties, Inc., its general partner

By: _____
Name: SAM MOORE
Title: President

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, _____, the within named bargainor, 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 is the _____ of Royal Park Investments, Inc., the general partner of Royal Park Investments, L.P. and is authorized by said limited partnership to execute this instrument on behalf of said limited partnership.

WITNESS my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF ~~Knox~~ Davidson)

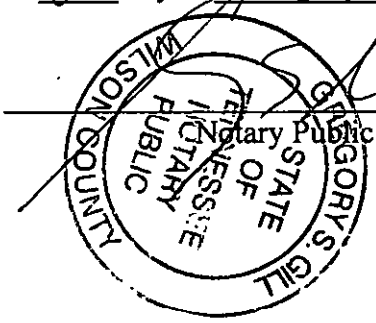
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,622,449.60.

_____
Affiant

Sworn to and subscribed before me this 27th day of February, 2015.

_____
Notary Public

My Commission Expires: 10/18/15



13677851.2

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sam Moore, the within named bargainor, 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 is the President of Royal Park Investments, Inc., the general partner of Royal Park Investments, L.P. and is authorized by said limited partnership to execute this instrument on behalf of said limited partnership.

WITNESS my hand, at office, this 2 day of March, 2015.

Kimberly P. Ingram
Notary Public

My Commission Expires: 5/3/16

KIMBERLY P. INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: May 3, 2016

STATE OF _____)
)
COUNTY OF _____)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,622,449.60.

_____
Affiant

Sworn to and subscribed before me this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires: _____