Davidson County DEEDWARRSP
Recvd: 04/13/15 11:27 6 pgs
Fees:33.00 Taxes:19980.00
20150413-0032251

True Copy Certification

I, Barbara Kimberley, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Barbara Kimberley
Signature

State of Illinois
County of Cook

Personally appeared before me, Clennie Hernandez, a notary public for this county and state, Barbara Kimberley 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: 04/21/16
Notary' Seal (if on paper)

OFFICIAL SEAL
CLENNIE HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES
April 21, 2016

PREPARED BY:
SEYFARTH SHAW LLP
131 S. DEARBORN ST.
SUITE 2400
CHICAGO, IL 60603
ATTN: ANN K. PIKUS, ESQ.

AFTER RECORDING RETURN TO:
MARTIN AND MARTIN PROPERTIES, LLC
4125 WEST NOBLE AVENUE, #381
VISALIA, CALIFORNIA 93277
ATTN: JOSHUA OR WILLIAM MARTIN

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), dated as of this 8th day of April, 2015, is given by **MARKETPLACE 2009 LP**, a Tennessee limited partnership having an office c/o Monroe Asset Management LLC, 6 East Monroe Street, Suite 300, Chicago, Illinois 60603 ("**Grantor**") to **MARTIN AND MARTIN PROPERTIES, LLC**, a Delaware limited liability company having an office at c/o Martin and Martin Properties, LLC, 4125 West Noble Avenue, #381, Visalia, California 93277, Attn: Joshua or William Martin ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said limited partnership, has bargained and sold, and by these presents does remise, release, transfer and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Nashville, County of Davidson and State of Tennessee, legally described on **Exhibit "A"** attached hereto (the "**Property**"), subject only to those title exceptions, items, matters and things described on **Exhibit "B"** attached hereto (the "**Permitted Exceptions**"). The Property is an improved property.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to the Permitted Exceptions.

[remainder of page intentionally blank; signature page follows next]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

MARKETPLACE 2009 LP,
a Tennessee limited partnership,

By: Marketplace GP LLC,
an Illinois limited liability company,
its General Partner

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD V. ALLEN, Manager of Marketplace GP LLC, an Illinois limited liability company, which is the General Partner of MARKETPLACE 2009 LP, a Tennessee limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of April, 2015.

_____
Notary Public

My Commission Expires:

12-5-18

THOMAS R. BRASHLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 05, 2018

* * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address:

7050-7088 Charlotte Pike
Nashville, TN 37209-4210

Name and Address of the Property Owner:

Martin and Martin Properties, LLC
4125 West Noble Avenue, #381
Visalia, California 93277
Attn: Joshua or William Martin

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes: **Same as above**

Tax Parcel Identification Nos.:
10200008400
10200008400002
10200008400001

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration or value, whichever is greater, for this transfer is $5,400,000.

J Martin, Managing Member
AFFIANT Martin and Martin, LLC

Subscribed and sworn to before me this 7 day of April, 2015.

NOTARY PUBLIC

PAULETTE GALLIAN
Commission # 2036334
Notary Public - California
Tulare County
My Comm. Expires Sep 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 6 on the Plan of The Marketplace of record in Instrument No. 200009070088376 and Instrument No. 200105150050282, Register's Office for Davidson County, Tennessee.

Together with the rights benefiting the property in and to the Easements with Covenants and Restrictions Affecting Land of record in Book 11214, page 793; Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11249, page 898; as amended by First Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11258, page 554; as amended by Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11696, page 893; as amended by Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200109070097402, as amended by First Amendment to Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200310210155457; as amended by Second Amendment to Consolidated, Amended and Restated Easements With Covenants and Restrictions Affecting Land of record in Instrument No. 200405110053649; as amended by Third Amendment to Consolidated, Amended and Restated Easements and Covenants and Restrictions Affecting Land of record in Instrument No. 201009140073159, Register's Office for Davidson County, Tennessee.

Together with rights benefiting the property in and to that certain Access and Drainage Easement Agreement of record in Instrument No. 200210240130487; and in Instrument No. 200301130005133, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Marketplace 2009 LP, a Tennessee limited partnership, by Deed from DDR MDT Nashville Marketplace, LLC, a Delaware limited liability company, of record in Instrument No. 200906040051714, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
LIST OF TITLE EXCEPTIONS

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

2. All matters as shown on Plat of record in Instrument No. 200009070088376; as revised by Plat of record in Instrument No. 200105150050282, Register's Office for Davidson County, Tennessee.

3. Easements with Covenants and Restrictions Affecting Land ("ECR") of record in Book 11214, page 793; Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11249, page 898; as amended by First Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11258, page 554; as amended by Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11696, page 893; as amended by Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200109070097402; as amended by First Amendment to Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200310210155457; as amended by Second Amendment to Consolidated, Amended and Restated Easements With Covenants and Restrictions Affecting Land of record in Instrument No. 200405110053649; as amended by Third Amendment to Consolidated, Amended and Restated Easements and Covenants and Restrictions Affecting Land of record in Instrument No. 201009140073159, Register's Office for Davidson County, Tennessee.

4. Notice of Statement of record in Instrument No. 200910160095726, Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 787, page 76, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6910, page 571, Register's Office for Davidson County, Tennessee.

7. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government of record in Book 11123, page 240, Register's Office for Davidson County, Tennessee.

8. Access and Drainage Easement Agreement of record in Instrument No. 200210240130487; and in Instrument No. 200301130005133, Register's Office for Davidson County, Tennessee.

9. Rights of tenants under any unrecorded leases.

10. Exceptions to title relating to any matters created by, through, or under the acts of Grantee or its agents.