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Fees:58.00 Taxes:115447.29
20150728-0074107

SPECIAL WARRANTY DEED

This Instrument Prepared By:

William G. Homiller, Esquire
Troutman Sanders LLP
P.O. Box 1122
Richmond, Virginia 23219-1122

Return To:

Richard J. Crouch, Esquire
Vandeventer Black LLP
101 West Main Street, Suite 500
Norfolk, Virginia 23510

THIS INDENTURE, made and entered into this 22nd day of July 2015, by and between NASHPROPS NORTH, LLC, a Delaware limited liability company ("Grantor"), and CCP PROPERTY OWNER NASHVILLE I, LLC, a Delaware limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached hereto and incorporated by reference.

Being the same properties conveyed to Grantor by Deeds of record in Instrument Numbers 20120713-0061923 and 20120713-0061924, in the Register's Office of Davidson County, Tennessee. Said properties are further identified by Tax Parcel IDs 09516001800, 09516003900, and 10700012700.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise; and that such Property is free from all encumbrances except for those matters described on Exhibit B attached hereto.

WITNESS the signature of the Grantor the day and year first above written.

NASHPROPS NORTH, LLC,
a Delaware limited liability company

Date: July 2nd, 2015

By: _____
J. Ryan Lingerfelt, Manager

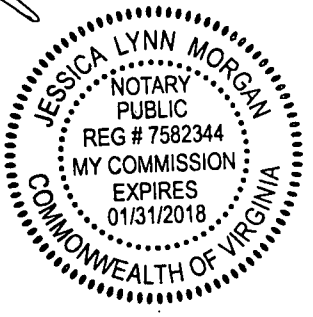
STATE OF VIRGINIA)
COUNTY OF HENRICO)

Before me, Jessica Morgan, Notary Public of the state and county aforesaid, personally appeared J. Ryan Lingerfelt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of NASHPROPS NORTH, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of said company by himself as Manager.

WITNESS MY HAND AND SEAL, at office, this 2nd day of July 2015.

_____
Notary Public

My Commission Expires:
1/31/2018



WITNESS the signature of the Grantor the day and year first above written.

NASHPROPS NORTH, LLC,
a Delaware limited liability company

Date: July ____, 2015

By:_____
J. Ryan Lingerfelt, Manager

STATE OF VIRGINIA)
COUNTY OF HENRICO)

Before me, _____, Notary Public of the state and county aforesaid, personally appeared J. Ryan Lingerfelt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of NASHPROPS NORTH, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of said company by himself as Manager.

WITNESS MY HAND AND SEAL, at office, this ___ day of July 2015.

_____
Notary Public

My Commission Expires:

_____

***

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,201,969.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this 7th day of July 2015.

_____
Notary Public

My Commission Expires:

COLLEEN D. MASTERS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REGISTRATION NO. 210779 MY COMM. EXPIRES 11-30-18

Tax Parcel Number:	Tax Notices to:
09516001800, 09516003900, and 10700012700	c/o Continental Capital Partners, LLC 780 Lynnhaven Parkway Virginia Beach, Virginia 23452
Property Address:	Parcel 1: 51 Century Boulevard Nashville, Tennessee Parcel 2: 2630 Elm Hill Pike Nashville, Tennessee Parcel 3: 2636 Elm Hill Pike Nashville, Tennessee
Name and Address of Property Owner:	CCP PROPERTY OWNER NASHVILLE I, LLC c/o Continental Capital Partners, LLC 780 Lynnhaven Parkway Virginia Beach, Virginia 23452

EXHIBIT A
to Special Warranty Deed

Parcel 1 (Century City Plaza I):

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, being Lot D-1 shown on the subdivision of Century City Lot D, as of record in Book 6250, Page 338, and amended in Book 8869, Page 137, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of McGavock Pike, said pin being the common corner of Lots D-1 and D-2, and further described as being 514.25 feet southerly from the centerline of Century Boulevard;

THENCE, along said easterly right-of-way of McGavock Pike, N 08° 05' 22" E, 419.25 feet to a point lying at the southeasterly intersection of McGavock Pike and Century Boulevard;

THENCE, leaving said right-of-way with a curve to the right, 78.54 feet to a point in the southerly right-of-way of Century Boulevard, said curve having a radius of 50.00 feet, a central angle of 90° 00' 00", a tangent distance of 50.00 feet, and a chord of N 53° 05' 22" E, 70.71 feet;

THENCE, with said southerly right-of-way of Century Boulevard, S 81° 54' 38" E, 66.77 feet to a point;

THENCE, continuing with said right-of-way with a curve to the right, 387.68 feet to a point, said curve having a radius of 350.21 feet, a central angle of 63° 25' 34", a tangent distance of 216.41 feet, and a chord of S 50° 11' 51" E, 368.19 feet;

THENCE, continuing with said right-of-way S 18° 29' 04" E, 37.53 feet to the common corner to Lots D-1 and D-2;

THENCE, leaving said right-of-way of Century Boulevard with the common line between said lots, S 53° 05' 22" W, 342.44 feet to a point;

THENCE, continuing with said common line, S 81° 54' 38" E, 204.63 feet to an iron pin in the easterly right-of-way of McGavock Pike, the point of beginning.

Containing 158,994 square feet or 3.65 acres, more or less.

BEING the same property conveyed to NashProps North, LLC, a Delaware limited liability company from Highwoods/Forsyth Limited Partnership, a North Carolina limited partnership, by Special Warranty Deed of record in Instrument No. 20120713-0061924, Register's Office for Davidson County, Tennessee.

The above description is the same as the description contained in the prior deed.

TOGETHER with those easement of enjoyment in and to the Common Area appurtenant to the above-described property pursuant to that Declaration of Protective Covenants - Century City, dated February 23, 1985, recorded in Book 6504, Page 723, as amended by that First Amendment to Declaration of Protective Covenants - Century City, dated January 30, 1990, recorded in Book 8048, Page 30, Register's Office for Davidson County, Tennessee.

TOGETHER with those easements for access, parking and utilities appurtenant to the above-described property pursuant to that Agreement for Common Driveway, Shared Parking and Utility Easements, dated February 28, 1985, recorded in Book 6504, Page 751, as amended by that First Amendment to Agreement for Common Driveway, Shared Parking and Utility Easements, dated April 11, 1988, recorded in Book 7516, Page 119, Register's Office for Davidson County, Tennessee.

Tax Map No. 10700012700.

Parcel 2 (Lakeview Ridge II):

Land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located west of Heney Drive and north of Elm Hill Pike being Lot 4, Lakeview Ridge Office Park, First Revision, Phase II of record in Plat Book 9700, Page 420, Register's Office Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at a point in the northerly right-of-way of Elm Hill Pike, said point being the southwesterly corner of Lot 2, Lakeview Ridge Office Park, Phase II, Second Revision of record in Plat Book 9700, Page 585, R.O.D.C.;

THENCE, leaving said right-of-way and along the westerly line of said Lot 2, the following calls:

N 01 degrees 50' 13" W, 168.67 feet;
N 10 degrees 08' 46" E, 292.57 feet to the True Point of Beginning also being the northeasterly corner of Lot 1, Lakeview Ridge Office Park, Phase I of record in Plat Book 6250, Page 669, R.O.D.C.;

THENCE, along the northerly line of said Lot 1, the following calls:

N 88 degrees 02' 07" W, 130.00 feet,
N 77 degrees 25' 07" W, 170.00 feet,
N 12 degrees 34' 53" E, 13.20 feet,
N 76 degrees 21' 47" W, 26.61 feet,
N 88 degrees 02' 07" W, 284.00 feet to the easterly line of Lakeland Subdivision of record in Plat Book 2133, Page 15, R.O.D.C.;

THENCE, along said easterly line N 02 degrees 12' 40" E, 148.35 feet to property conveyed to Carol Dillingham Phillips and to Gregory A. Phillips by deed of record in Instrument Number 200201150005837, R.O.D.C.;

THENCE, along said Phillips property the following calls:

S 89 degrees 35' 40" E, 200.00 feet,

N 00 degrees 11' 03" E, 158.00 feet to a southeasterly corner of Lot 3, Lakeview Ridge Office Park, Phase II, of record in Plat Book 9700, Page 279, R.O.D.C.;

THENCE, along the southeasterly line of said Lot 3 the following calls:

N 09 degrees 19' 16" E, 105.52 feet,

N 61 degrees 58' 16" E, 50.37 feet to the southwesterly corner of Martinwood Heights Subdivision of record in Plat Book 2133, Page 63, R.O.D.C.;

THENCE, along the southerly line of said Martinwood Heights Subdivision, N 86 degrees 08' 17" E, 26.35 feet, N 57 degrees 33' 51" E, 267.15 feet to the northwesterly corner of Lot 2, Lakeview Ridge Office Park, Phase II, First Revision of record in Plat Book 9700, Page 420, R.O.D.C.;

THENCE, along the westerly line of said Lot 2,

S 15 degrees 20' 54" E, 455.32 feet,

S 10 degrees 08' 46" W, 212.30 feet to the Point of Beginning.

Containing 240,598 square feet, or 5.52 acres, more or less.

Being part of the same property conveyed to NashProps North, LLC, a Delaware limited liability company, by Special Warranty Deed from Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, of record in Instrument No. 20120713-0061923, Register's Office for Davidson County, Tennessee.

Together with the appurtenant rights and easements contained in the Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee, as amended in Book 7070, Page 707, and amended in Book 10716, page 473, and further amended in Book 10974, page 162, in said Register's Office; and declarant rights assigned by Assignment of Declarant Rights under Declaration of Reciprocal Easements and Restrictive Covenants o record in Instrument No. 20120713-0061921, Register's Office of Davidson County, Tennessee.

TOGETHER with those easements appurtenant to the above-described property pursuant to that Declaration of Easements, dated November 1, 2007, recorded as Instrument No. 20071114-0133766, Register's Office for Davidson County, Tennessee.

Tax Map No. 09516003900.

Parcel 3 (Lakeview Ridge III):

Land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located west of Heney Drive and north of Elm Hill Pike being Lot 2, Lakeview Ridge

Office Park, Second Revision, Phase II of record in Plat Book 9700, Page 585, Register's Office Davidson County, Tennessee and being more particularly described as follows:

BEGINNING in the northerly right-of-way of Elm Hill Pike at the southeasterly corner of Lot 1, Lakeview Ridge Office Park, Phase I of record in Plat Book 6250, Page 669, R.O.D.C.;

THENCE, along the easterly line of said Lot 1 and the easterly line of Lot 4, Lakeview Ridge Office Park, First Revision, Phase II of record in Plat Book 9700, Page 420, R.O.D.C., the following calls:

N 01 degrees 50' 13" W, 168.67 feet,
N 10 degrees 08' 46" E, 504.87 feet,
N 15 degrees 20' 54" W, 455.32 feet to the southerly line of Martinwood Heights Subdivision of record in Plat Book 2133, Page 63, R.O.D.C.;

THENCE, along the southerly line of said Martinwood Heights Subdivision the following calls:

N 57 degrees 33' 49" E, 159.44 feet,
S 76 degrees 34' 33" E, 90.37 feet to the westerly line of Perry Heights of record in Plat Book 2900, Page 18, R.O.D.C.;

THENCE, along the westerly line of Perry Heights, S 19 degrees 03' 20" E, 635.86 feet to an old iron pin in the northwesterly corner of Lot 5, Lakeview Ridge Office Park, Second Revision, Phase II, of record in Plat Book 9700, Page 585, R.O.D.C.;

THENCE, along the westerly line of said Lot 5, S 10 degrees 34' 23" E, 546.39 feet to the northerly right-of-way of Elm Hill Pike;

THENCE along said northerly right-of-way the following calls:

With a curve to the left, 23.97 feet, said curve having a central angle of 01 degree 22' 29", a radius of 998.93 feet, a tangent of 11.99 feet, and a chord of N 85 degrees 56' 01" W, 23.976 feet,
S 85 degrees 14' 53" W, 52.56 feet,
N 04 degrees 45' 07" W, 6.00 feet,
S 85 degrees 14' 53" W, 274.55 feet,

With a curve to the right, 143.20 feet to the Point of Beginning, said curve having a central angle of 02 degrees 54' 54", a radius of 2814.78 feet, a tangent of 71.62 feet, and a chord of S 86 degrees 42' 21" W, 143.18 feet;

Containing 390,409 square feet, or 8.96 acres, more or less.

Being part of the same property conveyed to NashProps North, LLC, a Delaware limited liability company, by Special Warranty Deed from Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, of record in Instrument No. 20120713-0061923, Register's Office for Davidson County, Tennessee.

Together with the appurtenant rights and easements contained in the Declaration of Reciprocal Easements and Restrictive Covenants, of record in Book 6677, page 218, Register's Office for Davidson County, Tennessee, as amended in Book 7070, page 707, and amended in Book 10716, page 473, and further amended in Book 10974, page 162, in said Register's Office; and declarant rights assigned by Assignment of Declarant Rights under Declaration of Reciprocal Easements and Restrictive Covenants of record in Instrument No. 20120713-0061921, Register's Office of Davidson County, Tennessee.

TOGETHER with those easements appurtenant to the above described property pursuant to that Declaration of Easements, dated November 1, 2007, recorded as Instrument No. 20071114-0133766, Register's Office for Davidson County, Tennessee.

TOGETHER with those easements appurtenant to the above described property pursuant to that Easement Agreement dated June 10, 1998, recorded in Book 10974, page 180, Register's Office for Davidson County, Tennessee.

Tax Map No. 09516001800.

EXHIBIT B
to Special Warranty Deed

As to Tax Map No. 10700012700:

1. Taxes for the year 2015 a lien, not yet due and payable.

2. All matters shown on the plan of record in Plat Book 6250, Page 338, as amended in Plat Book 8869, page 137, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6504, Page 723, amended in Book 8048, page 30 Register's Office for 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.

4. Agreement for Common Driveway, Shared Parking and Utility Easements of record in Book 6504, Page 751, as amended in Book 7516, page 119, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 11216, Page 199, in the Register's Office for Davidson County, Tennessee.

As to Tax Map No. 09516003900:

6. Taxes for the year 2015 a lien, not yet due and payable.

7. All matters shown on the Plan of record in Plat Book 9700, Page 420, Register's Office for Davidson County, Tennessee.

8. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6677, Page 218, as amended in Book 7070, page 707, Book 10716, page 473 and Book 10974, page 162, in the Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Book 6677, Page 212, in the Register's Office for Davidson County, Tennessee.

10. Declaration of Easements of record in Instrument No. 200711140133766, in the Register's Office for Davidson County, Tennessee.

As to Tax Map No. 09516001800:

11. Taxes for the year 2015 a lien, not yet due and payable.

12. All matters shown on the Plan of record in Plat Book 9700, Page 585, Register's Office for Davidson County, Tennessee.

13. Terms and conditions and rights of others in and to easements as contained in Easement Agreement of record in Book 10974, Page 180, in the Register's Office for Davidson County, Tennessee.

14. Slope and Drainage Easement of record in Book 4915, Page 452, in the Register's Office for Davidson County, Tennessee.

15. Sanitary sewers and/or storm drainage easement and temporary construction easement(s) of record in Book 4365, Page 649 and Book 4671, page 267, in the Register's Office for Davidson County, Tennessee.

19. Drainage Easement(s) of record in Book 4908, Page 950, in the Register's Office for Davidson County, Tennessee.

20. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6677, Page 218, as amended in Book 7070, page 707, Book 10716, page 473 and Book 10974, page 162, in the Register's Office for Davidson County, Tennessee.

21. Storm Water Detention Agreement of record in Book 6677, Page 212, in the Register's Office for Davidson County, Tennessee.

22. Declaration of Easements of record in Instrument No. 200711140133766, in the Register's Office for Davidson County, Tennessee.