Davidson County DEEDWARRSP
Recvd: 09/10/15 11:28 5 pgs
Fees:28.00 Taxes:21460.00
20150910-0091987

This Instrument Prepared By:
Jimmy C. Luke, II
Martin Bagwell Luke, P.C.
400 Northridge Road, Suite 1225
Atlanta, GA 30350

SPECIAL WARRANTY DEED

STATE OF FULTON
COUNTY OF GEORGIA

The actual consideration or value, whichever is greater, for this transfer is $5,800,000.00.

Mark A. Parker, Affiant

Subscribed and sworn to before me
this 9 day of September, 2015.

Robin P. Williamson
NOTARY PUBLIC

ROBIN P WILLIAMSON NOTARY PUBLIC CHEROKEE COUNTY, GA AUG. 20, 2017

ADDRESS NEW OWNER:
TRP Point Place II, LLC
c/o TRP Investments, LLC
7630 Plaza Court, Suite 100
Willowbrook, Illinois 60527

SEND TAX BILLS TO:
Same

MAP & PARCEL:
096-13-0 195.0

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Point Place, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **TRP Point Place II, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

[legal description follows]

Being Lot No. 2 on the Plan of Point Place Business Park, as of record in Plat Book 5200, page 481, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Together with the nonexclusive easements for ingress and egress for vehicular and pedestrian traffic, an easement for walking upon and driving and parking vehicles upon, over and across all sidewalks, entrances, driveways and lanes and parking areas on Lot 1, Point Place Business Park as shown on the plan of record in Book 5200, page 481, said Register's office for the purpose of drainage of surface water from the above-described property over and on Lot No. 1 Point Place Business Park, and for the purpose of maintaining, installing and repairing underground facilities serving the above-described property, created by Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 5998, page 424, in said Register's Office.

Being the same property conveyed to Point Place, LLC, a Tennessee limited liability company from L. Hall Hardaway, JR. by deed of record in Instrument No. 200711060130966, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit A.**

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of September, 2015.

Point Place, LLC,
a Tennessee limited liability company

By its manager, SDG Point Place, LLC,
a Georgia limited liability company

By its managing member, SDG Value Fund I, L.P.,
a Georgia limited partnership

By its general partner, SDG VFI GP, LLC,
a Georgia limited liability company

By: _____
Mark A. Parker, Manager

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark A. Parker , 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 SDG VFI GP, LLC, a Georgia limited liability company, which is the general partner of SDG Value Fund I, L.P, a Georgia limited partnership, which is the managing member of SDG Point Place, LLC, a Georgia limited liability company, which is the manager of Point Place, LLC, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Manager by himself as Manager

WITNESS my hand and seal at office, on this the 9 day of September, 2015.

_____
Notary Public

ROBIN P WILLIAMSON NOTARY PUBLIC CHEROKEE COUNTY GA EXP. AUG. 20, 2017

EXHIBIT A
Permitted Exceptions

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

2. All matters shown on the plat of record in Book 5200, Page 481, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 5998, page 424, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of Memorandum of Lease by and between Lions Clubs Volunteer Services Inc., Multiple District 12, a Tennessee nonprofit corporation and AP-Southeast Point Place LP, a Delaware limited partnership of record in Instrument No. 20070112000507l, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of Memorandum of Office Lease by and between Point Place, LLC, a Tennessee limited liability company and Omicell, Inc., a Delaware corporation of record in Instrument No. 201011050089018, in the Register's Office for Davidson County, Tennessee.

6. Rights of tenants under any unrecorded leases.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Ted. J. Stevenson II, RLS No. 2136, Ragan-Smith Associates. Inc. on August 11, 2015, designated Job Number 82104:
Covered concrete patio encroaches over the 60 foot minimum building setback line near the northeast corner of the Land

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

