BILL GARRETT, Davidson County
Trans:T20150086552 DEEDWARRSP
Recvd: 10/12/15 09:03 5 pgs
Fees:28.00 Taxes:1693.51
20151012-0103455

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
NTI Hobson Pike, LLC 7102 Commerce Way Brentwood, Tennessee 37027 Attn.: Real Estate	A portion of Tax Map and Parcel 164-00-0-201.00	NTI Hobson Pike, LLC 7102 Commerce Way Brentwood, Tennessee 37027 Attn.: Real Estate
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BELZ/BECKER/LEWIS/SHLENKER PROPERTIES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents transfers and conveys to NTI HOBSON PIKE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property located on the southeast corner of the intersection of Murfreesboro Pike and Hobson Pike in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $457,706.70.

Affiant

Subscribed and sworn to before me this 7th day of ~~September~~ October, 2015.

Notary Public
My Commission Expires: 7.8.2019

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 7th day of ~~September~~ October, 2015.

BELZ/BECKER-LEWIS SHLENKER PROPERTIES

By: Belz Investco GP
By: URCO, Inc., its Managing Partner

By: _____
Morris I. Thomas, Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, MORRIS I. THOMAS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of URCO, Inc., a Tennessee corporation, managing partner of BELZ INVESTCO GP, a Tennessee general partnership, the within named bargainor, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing for URCO, Inc., as managing partner of BELZ INVESTCO GP by himself as VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 7th day of October, 2015.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 13, 2016

My Commission Expires: _____

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 7th day of September, 2015.

BELZ/BECKER-LEWIS SHLENKER PROPERTIES

By: Becker Realty, L.P.
By: Becker Realty GP, LLC, its General Partner

By: _____
Allen J. Becker, General Partner

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, ALLEN J. BECKER, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of Becker Realty GP, LLC, general partner of BECKER REALTY, L.P., the within named bargainor, and that he as such GENERAL PARTNER executed the foregoing instrument for the purposes therein contained, by signing for Becker Realty GP, LLC as general partner of BECKER REALTY, L.P. by himself as GENERAL PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL, this 6th day of October, 2015.

_____
NOTARY PUBLIC

My Commission Expires: April 8, 2017

JEANNE LYNN BULNES
Notary Public, State of Texas
My Commission Expires
April 08, 2017

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being that certain tract of land described on the Final Plat of Mapco-Hobson Pike at Murfreesboro Pike of record as Instrument No. 20151087-0103177, said Register's Office, to which lot reference is hereby made for a more complete and accurate property description.

The foregoing description having been prepared based on the ALTA/ACSM Land Title Survey prepared by Scot L. Cherry (R.L.S. # 1512) of Cherry Land Surveying, Inc., dated July 21, 2014, last revised August 28, 2015, whose address is 622 West, Iris Drive, Nashville, Tennessee 37204.

Being part of the property conveyed to Grantor (i) by deed of record in Book 4713, page 303, Register's Office of Davidson County, Tennessee, and (ii) pursuant to the quiet title action evidenced by that certain Final Judgment of record in Instrument No. 20150811-0080403, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2015 and subsequent years, a lien, but not yet due and payable.

2. Storm Water Detention Agreement of record as Instrument No. 20030902-0126875, Register's Office for Davidson County, Tennessee.

3. Lack of ingress and egress across lines more particularly identified in the deed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4563, page 78, Register's Office for Davidson County, Tennessee.

4. Easement for trimming and cutting trees to maintain ten-foot clearance for telephone lines as set forth in the instrument of record in Book 1113, page 528, Register's Office for Davidson County, Tennessee.

5. Twenty foot (20') sewer easement along southern boundary of the Property, as set forth on the plat of record as of record as Instrument No. 20151007-0102177 in the Register's Office for Davidson County, Tennessee.