THIS INSTRUMENT PREPARED BY: **Craig S. Mangum, Esq.** **SMITH CASHION & ORR, PLC** **231 3rd Avenue North** **Nashville, Tennessee 37201** **(615) 742-8555**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 100.00 . Affiant Subscribed and sworn to before me, this 18th day of November, 2015 Notary Public My Commission Expires: May 3, 2016

BILL GARRETT, Davidson County
Trans: T20150098112 DEEDWARRSP
Recvd: 11/18/15 12:30 5 pgs
Fees: 28.00 Taxes: 0.37

20151118-0117008

SPECIAL WARRANTY DEED

Address New Owner: Corporate Woods, LLC c/o Royce Realty 1000 Royce Boulevard Oakbrook Terrace, Illinois 60181	Send Tax Bills to: New Owner	Map/Parcel Number p/o Map 142-00 Parcel 021

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED and NO/100 Dollars ($100.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nashville Highlands, LLC ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Corporate Woods, LLC ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it and that said real estate is being transferred to Grantee free and clear of any and all monetary liens or encumbrances. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

This conveyance shall be subject to the following covenants and conditions made by and by acceptance of title are acknowledged and accepted by the Grantee herein, which covenants and agreements shall be covenants running with title to the property herein conveyed:

1. The subject property herein conveyed (the "Conveyed Property") abuts and has direct access to US Highway 70S, as may be required for ingress, egress and/or regress access. By acceptance of title

hereto, the Grantee for itself its successors and/or assigns shall not require nor seek any access across the remaining portion of the property (Parcel Nos. 142-00-0-021.00, 128-00-0-154.00, and 128-00-0-119.00) (the "Remaining Property") owned and/or titled to Nashville Highlands, LLC or it successors or assigns (including but not limited to seeking any easement by necessity), of the Grantor or its successors and/or assigns or connection to any existing roadways or future roadways constructed on the property of the Grantor or its successors and/or assigns without the express written permission of the Grantor and/or its successors and/or assigns.

2. The Conveyed Property is located within a Planned Unit Development (PUD) district and the Conveyed Property was approved as open space as a portion of a larger Planned Unit Development Overlay District. The Conveyed Property shall be subject to the conditions as contained Article 2 of the Option Agreement of record in Book 9600, Page 924, Registrar's Office for Davidson County, Tennessee, which conditions are incorporated herein by reference.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, by its duly authorized officer, on this 29 day of September, 2015.

NASHVILLE HIGHLANDS, LLC, a Tennessee limited liability company

By: _____

Title: DKT Investments, LLC
managing member

STATE OF California)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael P. Verna, the 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 further acknowledged that he is the managing member of DKT Investments, LLC, which is the managing member of Nashville Highlands, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 29th day of September, 2015.

Kathleen J. Rogelstad
Notary Public

My Commission Expires: July 14, 2016

KATHLEEN J. ROGELSTAD
COMM # 1985057
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 14, 2016

EXHIBIT "A"

Being a parcel of land in Bellevue, Second Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, located generally northeast of the intersection of Old Hickory Boulevard and U.S. Highway 70 South, and on the northerly right-of-way of U.S. Highway 70 South, and being more particularly described as follows:

BEGINNING at an existing iron pin in the northerly right-of-way line of U.S. Highway 70 South, said iron pin being N 64° 20' 14" E, 870 feet, more or less from the easterly right-of-way line of Old Hickory Boulevard, said pin also being the southeast corner of the Belle Forest Property as of record in Book 4929, Page 325, R.O.D.C.;

THENCE, leaving said right-of-way line of U.S. Highway 70 South with the easterly property line of Belle Forest property as of record in Book 4929, Page 325, R.O.D.C; N 25° 38' 35" W, 469.54 feet to an iron pin set at the southeast corner of First City Bank as of record in Book 8996, Page 420, R.O.D.C;

THENCE, leaving said Belle Forest property line along the southeasterly property line of Second Street Realty Company as of record in Book 9100, Page 980, R.O.D.C; N 32° 27' 52" E, 252.38 feet to a existing iron pin in the eastern corner of said property of Second Street Realty Company;

THENCE, leaving said corner of Second Street Realty Company with a severance line N 68° 12' 57" E, 1,122.91 feet to an iron pin set in the westerly property line of James L. Putnam as of record in Book 6191, Page 785, R.O.D.C;

THENCE, leaving said iron pin along the westerly property line of James L. Putnam, S 01° 52' 17" W, 594.14 feet to an iron pin set at the intersection of the northerly right-of-way of U.S. Highway 70 South and the southwestern property corner of Wilson S. Manning, et ux, as of record in Book 7270, Page 93, R.O.D.C;

THENCE, with said northerly right-of-way of U.S. Highway 70 South the following calls:

S 64° 20' 14" W, 341.00 feet to an iron pin set;

N 25° 39' 46" W, 40.00 feet to an iron pin set;

BOOK 9600 PG 934

S 64° 20' 14" W, 550.00 feet to an iron pin set;

S 25° 39' 46" E, 40.00 feet to an iron pin set;

S 64° 20' 14" W, 167.17 feet to the point of beginning.

Containing 653,400 square feet or 15.00 acres, more or less.

Being a portion of the same property conveyed to Robert R. Krilich, Sr. as of record in Book 7868, Page 1, R.O.D.C.

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