This instrument prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 12/03/15 08:51 7 pgs
Fees:38.00 Taxes:6845.00
20151203-0121772

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
Amnon Shreibman P.O. Box 177 LaVergne, Tennessee 37086	Same as Owner	16300007700

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IX CW BELL ROAD, L.P.,** a Delaware limited partnership (the "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AMNON SHREIBMAN and RUTH SHREIBMAN** (together the "Grantee") their heirs, successors, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See **Exhibit A** for a more particular description.

This is improved property known as 1135 Bell Road, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, their heirs, successors, representatives and assigns, forever.

GRANTOR DOES further covenant and bind itself, its successors, assigns and legal representatives to warrant specially and forever defend the title to the said land to the said Grantee, their heirs, successors, representatives and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

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

[*Signatures on Following Pages*]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 1st day of ~~November~~ DECEMBER, 2015.

IX CW BELL ROAD, L.P.,
a Delaware limited partnership

By: IX CW Bell Road GP, L.L.C., its General Partner

By: _____
Name: JAMES RIZZO
Title: VP

STATE OF District of Columbia
COUNTY OF —

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, JAMES RIZZO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the VP of IX CW BELL ROAD GP, L.L.C., the general partner of IX CW BELL ROAD, L.P., the within named bargainor, and that he/she, as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of such bargainor by himself/herself as such officer.

Witness my hand and official seal, at office, on DECEMBER 1ST, 2015.

OH SUNG CHOI
NOTARY PUBLIC
MY COMMISSION
11/30/2016
DISTRICT OF COLUMBIA

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,850,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Elizabeth Peebles
Affiant

Sworn to and subscribed before me,
this 2nd day of November, 2015.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Bell Ridge Commons, Third Revision, of record in Plat Book 7900, Page 853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also known as:

Surveyor's Description

Being a parcel of land in Nashville, First Civil District, Thirty- -second Councilmanic District, Nashville, Davidson County, Tennessee, located on the north side of Bell Road, west of 1-24 and being lot one on the Plan of Third Revision, Bell Ridge Commons, as of record in Plat Book 7900, page 853, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly right-of-way of Bell Road, said point being 992.9 feet, more or less, west of the westerly right-of-way of Cane Ridge Road as measured along said northerly right-of-way of Bell Road;

Thence, with said northerly right-of-way of Bell Road, N 88 deg. 52' 57" W, 19.00 feet to the southeast corner of Lot Two, Second Revision, Bell Ridge Commons, as of record in Plat Book 7900, Page 157, R.O.D.C.;

Thence, leaving said northerly right-of-way of Bell Road and following the easterly property line of said lot two the following calls:

N 08 deg. 52' 57" W, 316.00 feet to a point;

S 81 deg. 07' 03" W, 44.00 feet to a point;

N 08 deg. 52' 57" W, 190.00 feet to a point;

S 81 deg. 07' 03" W, 68.00 feet to a point;

N 08 deg. 52' 57" W, 94.00 feet to a point;

S 81 deg. 07' 03" W, 48.00 feet to a point;

N 00 deg. 46' 43" E, 168.49 feet to a point in the southerly line of Cedar Pointe Properties, Ltd., as of record in Book 6747, Page 392, R.O.D.C.;

Thence, with Cedar Pointe Properties, Ltd., the following calls:

Due East 29.75 feet to a point,

N 48 deg. 31' 15" E, 110.00 feet to a point;

N 00 deg. 31' 15" W, 223.57 feet to a point in Collins Creek;

Thence, with Collins Creek, S 84 deg. 29' 15" E, 29.70 feet to a point in the southwesterly right-of-way of Cane Ridge Road;

Thence, with said right-of-way of Cane Ridge Road the following calls:

Along a curve to the left 13.33 feet to a point, said curve having a central angle of 02 deg. 20' 52", a radius of 325.33 feet, a tangent of 6.67 feet and a chord of S 47 deg. 10' 49" E, 13.33 feet;

S 47 deg. 22' 13" E, 312.14 feet to a point;

Along a curve to the right 179.57 feet to a point, said curve having a central angle of 08 deg. 43' 50', a radius of 1178.46 feet, a tangent of 89.96 feet and a chord of S 43 deg. 00' 19" E. 179.40 feet;

S 38 deg. 38' 24" E, 93.74 feet to a point;

Along a curve to the left 46.03 feet to a point, said curve having a central angle of 03 deg. 12' 01", a radius of 824.04 feet, a tangent of 23.02 feet and a chord of S 40 deg. 14' 24" E, 46.02 feet;

Thence, leaving said right-of-way of Cane Ridge Road and following the northwesterly line of Sal Vador Ramirez, et al., as of record in Instrument No. 20041190139386, R.O.D.C., S 48 deg. 09' 06" W, 158.60 feet to a point;

Thence, with the westerly line of said Ramirez, S 00 deg. 45' 36" W, 246.60 feet to the northeast corner of Lot Three, Third Revision, Bell Ridge Commons, as of record in Book 7900, Page 853, R.O.D.C.;

Thence, leaving said westerly line of Ramirez, and following the northerly property line of said Lot Three, N 89 deg. 14' 24" W, 165.00 feet to a point;

Thence, S 10 deg. 45' 48" W, 12.55 feet to a point;

Thence, S 81 deg. 07' 03" W, 56.00 feet to the northwesterly corner of said Lot Three;

Thence, S 06 deg. 13' 39" E, 200.52 feet to the Point of Beginning.

Being the same property conveyed to IX CW Bell Road, L.P., a Delaware limited partnership by deed from 1135-1141 Bell Road Holdings, LLC, a Maryland limited liability company of record in Instrument No.. 201401290007998, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 7900, Page 853, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Easements and Restrictive Covenants Agreement, by Storage Associates, L.P., of record in Book 9123, Page 900; re-recorded in Book 9162, Page 208; as amended by Amendment to and Easement and Restrictive Covenants Agreement of record in Book 9413, Page 823; as further amended by First Amendment to Easements and Restrictive Covenants Agreement of record at Instrument No. 200502070013725, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Reciprocal Easement and Operation Agreement, by and between Trio Bell Road Associates, Ltd. and Home Depot, Inc. of record in Book 7640, Page 169; as amended by Amendment to Reciprocal Easement and Operation Agreement of record in Book 9542, Page 876, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7170, Page 839, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of Development Agreement by and between Trion Bell Ridge Associates, Ltd. and The Home Depot, Inc. of record in Book 7640, Page 196, Register's Office for Davidson County, Tennessee.

7. Easements as set forth in Deed of Conveyance from The Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewage Services to Trion Bell Ridge Associates, L.P. by Trion BR, Inc., of record in Book 8169, Page 455; and in Book 8169, Page 549, Register's Office for Davidson County, Tennessee.

8. Terms and provisions of Storm Water Detention Agreement, by and between Dalton Development Corporation and The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7688, Page 555, Register's Office for Davidson County, Tennessee.

9. Rights of parties in possession not shown by the public record.

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:

