BILL GARRETT, Davidson County
Trans:T20150109890 DEEDWARRSP
Recvd: 12/30/15 10:08 7 pgs
Fees:38.00 Taxes:17390.00
20151230-0130940

This instrument prepared by:
Kyle Baltes, Esq.
Jones Day
77 West Wacker Dr.
Chicago, IL 60601

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
CP Investors 760 Melrose Avenue Nashville, TN 32711	CP Investors 760 Melrose Avenue Nashville, TN 32711	Davidson County #148 00 0 138.00 #148 00 0 074.00 #148 00 0 071.00 #148 00 0 075.00 #148 00 0 072.00 #148 00 0 076.00 #148 00 0 073.00

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 which are hereby acknowledged, **R.R. Donnelley & Sons Company, a Delaware Corporation** (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **CP Investors**, a Tennessee joint venture (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described in item one hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1530 Antioch Pike, Antioch, Tennessee 37013.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of those matters listed on Exhibit B attached hereto)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11 day of December, 2015.

R.R. Donnelley & Sons Company,
a Delaware corporation

By: _____
Name: Thomas L. Moran
Title: Director, Real Estate

STATE OF IL)

COUNTY OF Will)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Thomas L. Moran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Director, Real Estate of R.R. Donnelley & Sons Company, a Delaware Corporation and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 11th day of December, 2015.

_____
Notary Public

My Commission Expires:

7/10/18

OFFICIAL SEAL
NIKKI GRABINSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/10/18

After recording, please return this document to:
Post Closing Department
Chicago Title Insurance Company-National Division
10 S. LaSalle Street, Suite 3100
Chicago, IL 60603
ATTN: Karilyn Kelly

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,700,000.00.

Affiant

Sworn to and subscribed before me this 21st day of December, 2015.

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:

7/3/17

Exhibit A
LEGAL DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plat of Check Printers Number Three of record in Book 7900, Page 245, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Check Printers, Inc., by Deed of Record in Book 6565, page 254, Register's Office for Davidson County, Tennessee. Said Check Primers, Inc. now known as Werthan industries, Inc. as evidenced by Book 7744 Page 100.

INCLUDED in the above described Tract I but specifically EXCLUDED therefrom is the following tracts conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8256, Page 55 and in Book 5322, Page 299, in the Register's Office of Davidson County, Tennessee

EXCLUDED TRACT 1:

Being part of a parcel of land situated in Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: Beginning at a point being the northwestern property corner and being 30 feet from the centerline of Antioch Pike; thence along said right-of-way line of Antioch Pike S45°48'52"E for 213.72 feet to a point; thence along a curve to the right of radius 1378.14 feet for 830.81 feet with a chord bearing of S28°32'39"E for 818.28 feet to a point on the common property line of Parcels 148-76 and 148-77; thence along said property line N77°44'08"E for 12.00 feet to a point; thence along a curve to the left of radius 1390.14 feet for 837.83 feet with a chord bearing of N28°32'54"W for 825.21 feet to a point; thence N45°48'52"W for 223.45 feet to a point on the common property line of Parcels 148-76 and 148-75; thence along said property line S5°09'06"W for 15.45 feet to the point of beginning and containing therein an area of 12,634 square feet, more or less.

EXCLUDED TRACT 2:

RIGHT-OF-WAY TAKE: Beginning at a point, said being the northwestern property corner and on the right-of-way line of Antioch Pike; thence along said right-of-way line S45°48'52"E for 331.29 feet to a point on the common property line of Parcels 148-00-75 and 148-00-76; thence along said property line 05°09'06"E for 15.45 feet to a point; thence N45°48'52"W for 284.98 feet to a point; thence N44°11'08"E for 14.00 feet; thence N45°48'52"W for 33.16 feet to a point on the common property line of Parcels 148-00-75 and 148-00-74; thence along said property line S51°41'05"W for 26.22 feet to the point of beginning and containing therein an area of 4,385 square feet more or less.

TRACT II

Three (3) tracts or parcels of land located at or near the easterly intersection of Antioch Pike and Franklin Limestone Road in Davidson County Tennessee, which tracts or parcels adjoin, contain together a total area of 3.161 acres, and are described according to a survey made by

Barry Greer & Associates, Land Surveyors, Mt. Juliet, Tennessee, dated September 10, 1992, bearing Job No. 1602, as follows:

Parcel One:

A tract or parcel of land fronting on the southeasterly right-of-way line of Franklin Limestone Road (a 50-foot road), beginning at a concrete monument located 360.52 feet, as measured in a northeasterly direction along said southeasterly right-of-way line from the north end of the easterly return curve at the intersection of the northeasterly right-of-way line of Antioch Pike and the southeasterly right-of-way line of Franklin Limestone Road, said monument also being located at the most northerly corner of Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee; thence, from said point of beginning, leaving said right-of-way line, South 25'04'01" East 142.61 feet to a concrete monument; thence, North 51°13'04" East 84.00 feet to a corner post; thence, North 25°31'29" West 25.00 feet to an iron pin; thence, North 25'04'01" West 84.17 feet to an iron pin in the southeasterly right-of-way line of Franklin Limestone Road; thence, with said right-of-way line in a southwesterly direction, along a curve to the left having a radius of 1,884.86 feet, a distance of 82.53 feet to the point of beginning.

Parcel Two:

A tract or parcel of land fronting on the northeasterly right-of-way line of Antioch Pike (a 72-foot road), beginning at a point located South 45°25'00" East 59.06 feet from the South end of the Easterly return curve at the intersection of the Northeasterly right-of-way line of Antioch Pike and the Southeasterly right-of-way line of Franklin Limestone Road, said point also being a Westerly corner of Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee, thence, from said point of beginning, continuing with the Northeasterly right-of-way line of Antioch Pike, South 45°52'00" East 95.97 feet to an iron pin, thence, leaving said right-of-way thence, North 51°14'33" East 142.45 feet to an iron pin; thence, North 49°34'27" West 100.70 feet to a point; thence South 49°14'04" West 135.48 feet to the point of beginning.

Parcel Three:

Being Parcel 72 (Geotek Enterprises) on the plat of Check Printers Number Two, of record in Book 7900, page 238, Register's Office for Davidson County, Tennessee and more particularly described, according to the aforesaid survey, is follows:

Beginning at a point in the southeasterly right-of-way line Franklin Limestone Road (a 50-foot road) at the north end of the easterly return curve at the intersection of said southeasterly right-of-way line and the northeasterly right-of-way line of Antioch Pike (a 72-foot road); thence, with the southeasterly right-of-way line of Franklin Limestone Road, North 66'16'35" East 138.23 feet to an iron pin: thence, with a curve to the right having a radius of 1,884.86 feet, a distance of 222.29 feet to a concrete monument; thence, leaving said right-of-way line, South 25'04'01" East 142.61 feet to a concrete monument; thence, North 51'13'04" East 84.00 feet to a corner post; thence, North 25°31'29" West 25.00 feet to an iron pin; thence, South 80'26'08" East 165.37 feet to a P-K nail in side of corner post; thence, South 05'00'04' West 171.72 feet to a P-K nail in an oak tree: thence, South 69'54'17" West 78.36 ft. to a concrete monument; thence, South 19'44'21" East 42.94 feet to an iron pin; thence, North 54°57'00" West 126.51 feet to a P-K nail set in concrete; thence, South 48'08'34" West 130.96 feet to an iron pin; thence, North 49°34'27" West 270.00 feet to a point; thence, South 49°41'04" West. 135.48 feet to a point in

the northeasterly right-of-way line of Antioch Pike; thence, with said right-of-way line, North 45°52'00" West 59.06 feet to the south end of the easterly return curve at the intersection of the northeasterly right-of-way line of Antioch Pike and the southeasterly right-of-way line of Franklin Limestone Rood; thence, with a curve to the right having a radius of 45.00 feet, and a chord bearing and distance of North 10°12'18" East 74.68 feet, a distance of 88.08 feet to the point of beginning.

The above descriptions were prepared from a survey made by Barry Greer, Tennessee License No. 211, 2103 Windsor place, Mt. Juliet, TN 37122.

Being the same property conveyed to Werthan Industries, Inc., a Delaware Corporation by Deed of record in Book 9222, Page 893 and in Book 9222, Page 886, Register's Office for Davidson County, Tennessee.

TRACT III

Being the tract or parcel shown as the Annie Claire Foster property on the subdivision plat designated Check Printers Number One, of record in Book 6200, page 995, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northeasterly right-of-way line of Antioch Pike as established by deed from Annie Claire Foster to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8215, page 754, Register's Office for Davidson County, Tennessee, said point being the most westerly southwest corner of the property herein described; thence, leaving said right-of-way line of Antioch Pike, North 47° 47' 39" East 283.64 feet to a concrete monument; thence, South 54° 55' 52" East 126.21 feet to a concrete monument, being a corner of a small triangular parcel conveyed to Werthan Industries, Inc. by deed from Annie Claire Foster of record in Book 8272, page 365, said Register's Office; thence, with the line of Werthan Industries. Inc., South 19° 42' 53" East 33.25 feet to a concrete monument in the line of the property conveyed to Werthan Industries, Inc. by deed of record in Book 8240, page 904, said Register's Office; thence, with the line of Werthan Industries, Inc., South 51° 24' 48" West 276.52 feet to a point in the northeasterly right-of-way line of Antioch Pike; thence with said right-of-way line for three calls, North 45° 52' 00" West 30.00 feet, South 44° 08' 00" West 14.00 feet, and North 45° 52' 00" West 107.55 feet to the point of beginning; containing 1.015 acres, more or less. Being the same property conveyed to Check Printers, Inc. by Deed of record in Book 11148, Page 490, Register's Office for Davidson County, Tennessee. Check Printers, Inc., its successors and assigns merged with and into Moore Wallace North America, Inc. by Acknowledgment of Merger of record in

TRACT IV

Instrument No. 20101203-0096565, in said Register's Office.

LAND in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod at an intersection of the northerly right-of-way line of Antioch Pike, 72 feet in width, and a corner common with Werthan Industries, Inc., as of record in Deed Book 9222, page 893, said Register's Office; thence leaving the northerly right-of-way line of Antioch Pike, along the easterly property line of Werthan Industries, Inc., North 52° 45' 13" East, 144.12 feet to an existing iron rod; thence South 48° 36' 25" East, 169.11 feet to an existing iron rod in the westerly property line of Check Printers, Inc., as of record in Deed Book 11148, page 490, said Register's Office; thence along the westerly property line of Check Printers, Inc., South 48° 19' 24" West, 152,64 feet to an existing iron rod in the northerly right-of-way line of said Antioch Pike; thence along the northerly right-of-way line of Antioch Pike, North 45° 20' 13" West, 179.38 feet to the point of beginning, containing 25,609 square feet (0.588 acres, more or less).

Being the same property conveyed to Check Printers, Inc. by Deed of record in Instrument No. 20011009-0109995, Register's Office for Davidson County, Tennessee.

Check Printers, Inc., its successors and assigns merged with and into Moore Wallace North America, Inc. by Acknowledgment of Merger of record in Instrument No. 20101203-0096565, in said Register's Office.

Exhibit B
Permitted Exceptions