THIS INSTRUMENT PREPARED BY:

William B. Tate II
Bryan Cave LLP
3161 Michelson Drive, Suite 1500
Irvine, California 92612-4414

AFTER RECORDING, RETURN TO:

ABOVE

BILL GARRETT, Davidson County
Trans:T20160010043 DEEDWARRSP
Recvd: 02/05/16 10:49 6 pgs
Fees:33.00 Taxes:111925.00
20160205-0011375

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 2nd day of February, 2016, by and between **SPINNAKER 278, LLC,** a Delaware limited liability company (hereinafter referred to as "**Grantor**"), and **ARBOR LAKE PROPERTY INVESTOR, LLC,** a Delaware limited liability company (hereinafter referred to as "**Grantee**"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits);

W I T N E S S E T H, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain tract or parcel of land described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**"), together with all improvements thereon, subject to and without warranty as to those certain matters set forth and described on Exhibit B attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming through or under Grantor, (other than a claim arising out of the Permitted Exceptions), but not further or otherwise.

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal as of the day and year first above written.

GRANTOR:

SPINNAKER 278, LLC,
a Delaware limited liability company

By: Arenda Capital Management, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: DuSan Miletich
Its: Managing Principal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 1-27-16 before me, Maria Galindo, a Notary Public in and for said State, personally appeared, Susan Miletich

_____, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity (~~ies~~), and that by his/~~her/their~~ signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARIA GALINDO
Commission # 2069730
Notary Public - California
Los Angeles County
My Comm. Expires May 30, 2018

Signature Maria Galindo

NEW OWNER ADDRESS:
ARBOR LAKE PROPERTY INVESTOR, LLC,
26 Corporate Park Drive, Suite 200
Irvine, California 92606
Attention: Jerome A. Fink

Mail Tax Notices to: Same as above.

Tax Parcel No. 09700006800

Property Address: 100 Arbor Lake Boulevard, Nashville, Tennessee

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

ARBOR LAKE PROPERTY INVESTOR, LLC,
a Delaware limited liability company

By: _____
Name: David Vachon
Title: Authorized Signatory

SUBSCRIBED AND SWORN TO before me this 1 day of FEB, 2016.

_____
Notary Public

My Commission Expires:

JAN DORENBOSCH
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 11/30/2019

JAN DORENBOSCH NOTARY PUBLIC CONNECTICUT

EXHIBIT A

Property Description

Land located in Davidson County, Tennessee, being a 19.68, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; and being shown on the Plan of Arbors of Lakeside of record in Book 6200 page 426, Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at the intersection of the centerline of Bell Road with the Westerly right-of-way margin of Old Hickory Boulevard; thence run North 04°36'22" West along the Westerly right-of-way margin of Old Hickory Boulevard for a distance of 313.06 feet to an iron pin; thence run North 80°37'00" West for a distance of 41.22 feet to an iron pin, said point being the TRUE POINT OF BEGINNING; thence run North 80°37'00" West for a distance of 678.26 feet to an iron pin on the Easterly right-of-way margin of Bell Road; thence run North 22°30'00" West along said Easterly right-of-way margin for a distance of 374.68 feet to a iron pin; thence run along said Easterly right-of-way margin and along a curve to the left having a radius of 1220.92 feet 686.82 feet along said curve having a chord direction of North 38°36'56" West for a chord distance of 677.80 feet; thence run North 08°09'25" East for a distance of 160.35 feet to an iron pin; thence run South 84°06'36" East for a distance of 1007.90 feet to an iron pin on the Westerly right-of-way margin of Old Hickory Boulevard; thence run along said Westerly right-of-way margin and along a curve to the right having a radius of 2794.79 feet 842.13 feet along said curve along said curve having a chord direction of South 13°14'18" East for a chord distance of 838.94 feet; thence run South 04°36'22" East along said Westerly right-of-way margin for a distance of 225.71 feet to an iron pin and back to the TRUE POINT OF BEGINNING.

containing 857188.80 square feet or 19.68 acres more or less.

Being the same property conveyed to Spinnaker 278, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20140218-0013977, Register's Office for Davidson County, Tennessee.