2nd

BILL GARRETT, Davidson County
Trans:T20160014241 DEEDWARRSP
Recvd: 02/22/16 10:10 6 pgs
Fees:33.00 Taxes:11192.50
20160222-0016462

This Instrument Was Prepared By:
Brian C. Flavell, Esq.
Sidley Austin LLP
555 West Fifth Street, 40th Floor
Los Angeles, CA 90013

Address New Owner(s):
Phoenix Nashville LLC
464 Heritage Road, Suite F
Southbury, CT 06488
ATTN: Michael Panek

Send Tax Bills to:
New Owner

Map and Parcel No.:
107-166.00

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 considerations, the receipt of which is hereby acknowledged, **FHS NASHVILLE, L.P.**, a California limited partnership (the "***Grantor***"), has this day bargained and sold, and does hereby transfer and convey to **PHOENIX NASHVILLE LLC**, a Connecticut limited liability company (the "***Grantee***"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

This is improved property known as 20 Rachel Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple and has a good right to convey it and the Property is unencumbered except as to those matters set forth on Exhibit B attached hereto to which this conveyance is expressly subject. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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

[SIGNATURE FOLLOWS ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of February, 2016.

FHS NASHVILLE, L.P.,
a California limited partnership

By: FHS Investments, LLC,
a California limited liability company,
its general partner

By: _____
Mark F. Simens
Managing Member

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)
) ss.
COUNTY OF SAN FRANCISCO)

On February 15, 2016, before me, GRACE LAM POLO, a Notary Public, personally appeared Mark F. Simens, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

_____
Signature of Notary Public

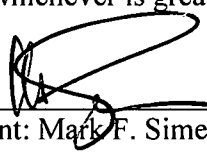
GRACE LAM POLO
Commission # 2047344
Notary Public - California
San Francisco County
My Comm. Expires Nov 27, 2017

ACTIVE 212806308

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

The actual consideration or value, whichever is greater, for this transfer is $3,025,000.



Affiant: Mark F. Simens

Subscribed and sworn to before me, this the _____ day of February, 2016.

_____

Notary Public

See attached

My Commission Expires:_____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2016,
by (1) MARK F. SIMONS
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

GRACE LAM POLO
Commission # 2047344
Notary Public - California
San Francisco County
My Comm. Expires Nov 27, 2017

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

EXHIBIT A

Land situated in the State of Tennessee, County of Davidson and is described as follows:

A certain tract of land containing 1.17 acres more or less, and depicted as Lot 14 on Plat of record in Instrument No. 20020729-0090528, Register's Office of Davidson County, Tennessee.

Together with appurtenant easements contained in Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FHS Nashville, L.P., a California limited partnership by Special Warranty Deed of record in Instrument No. 20051025-0128724, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 a lien, not yet due and payable.

2. All matters contained in Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, in the Register's Office for Davidson County, Tennessee, including, among other things, the establishment of easements, private charges or assessments, liens for liquidated damages, association assessments, covenants, conditions and restrictions but omitting any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Consent Judgment and Final Decree of record in Book 8025, Page 804, Register's Office of Davidson County, Tennessee.

4. All matters shown on the Plan of record as Instrument Number 20020729-0090528, Register's Office of Davidson County, Tennessee.

5. Rights of Vanderbilt University as tenant only under unrecorded Lease Agreement dated as of May 20, 2002, as amended.

6. The Survey No. 15183 dated 12-11-2015 last revised 1-14-2016 and prepared by R. Scot Cherry TN RLS #1512 of Cherry Land Surveying, Inc. indicates the following: Drainage structure and rip rap in two places along westerly line.