(1)

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Thomas M. Little, Esq.
Foley & Lardner LLP
PO Box 3391
Tampa, FL 33601-3391
(813) 225-4187

Davidson County DEEDWARRSP
Recvd: 05/20/16 09:06 8 pgs
Fees:43.00 Taxes:24346.00
20160520-0050601

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13TH day of May, 2016, by and between HARDING PLACE PARTNERS, LLC, a Florida limited liability company, having an address at 11201 Corporate Circle North, Suite 120, St. Petersburg, Florida 33716 ("Grantor"), and HP SHERRILL III, LLLP, a Florida limited liability limited partnership, having an address at 5550 W. Executive Drive, Suite 550, Tampa, Florida 33609 ("Grantee").

W I T N E S S E T H :

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell, convey, and confirm unto Grantee the following described real estate, situate and being in Davidson County, Tennessee ("Property") to wit:

(See Exhibit "A" attached hereto for Property Description).

TO HAVE AND TO HOLD the aforesaid Property, together with all the appurtenances and hereditaments thereunto appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed Property; that is has a good right to sell and convey the same; that the same is unencumbered, except for those matters shown as Permitted Exceptions in Exhibit "B" attached hereto, which are not being reimposed, and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The Property and improvements thereon, are conveyed "AS IS" and "WHERE IS", without any representations or warranties except as set forth in that certain Purchase and Sale Agreement between HP Sherrill III, LLLP, as Buyer, and Harding Place Partners, LLC, as Seller, dated May 11, 2016.

First American Title Ins. Co.
National Commercial Services
200 South Biscayne Blvd., Suite 2930
Miami, FL 33131
NCS File No. 785458 TN1

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

HARDING PLACE PARTNERS, LLC, a Florida limited liability company

By: _____
Print Name: Daniel M. Doyle, Jr.
Title: Manager

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 11 day of May, 2016 by Daniel M. Doyle, Jr., the Manager of HARDING PLACE PARTNERS, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or produced _____ as identification.

NICOLE SAVINO MY COMMISSION EXPIRES MAY 30, 2020 #FF 969773 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

_____
NOTARY PUBLIC
Name: Nicole Savino
Serial No. FF969773
My Commission expires: May 30, 2020

****

I, 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 $6,580,000.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

[Signature on following page]

FURTHER AFFIANT SAYETH NOT.

Print Name: DANIEL M. DOYLE, JR.

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 11 day of May, 2016, by DANIEL M. DOYLE, JR., as Manager of HARDING PLACE PARTNERS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

NICOLE SAVINO MY COMMISSION EXPIRES MAY 30, 2020 #FF 969773 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC, State of Florida
Name: Nicole Savino
Serial No. FF969773
My Commission expires: May 30, 2020

Name and Address of Property Owner:
HP SHERRILL III, LLLP
5550 W. Executive Drive, #550
Tampa, FL 33609

Mail Tax Notices To:
HP SHERRILL III, LLLP
5550 W. Executive Drive, #550
Tampa, FL 33609

Property Address:
50 Rachel Drive
Nashville, TN 37214

Tax Parcel No.:
107-012.02

Transfer Tax	$
Register's Fee	$
Recording Tax	$
Total	$

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4, on the Final Plat of Royal Business Center, Resubdivision of Lot 4, as shown on plat of record in Instrument No. 20121029-0098747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harding Place Partners, LLC, from Royal Park Investments, L.P., by deed of record in Instrument No. 20121031010090, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters shown on that certain plat of record in Plat Book 8250, Page 865, and Instrument No. 201210290098747, in the Register's Office for Davidson County, Tennessee;

2. Grant of Transmission Line Easement of record in Book 7309, Page 342, in the Register's Office for Davidson County, Tennessee;

3. Avigation Easement of record in Book 8434, Page 228, in the Register's Office for Davidson County, Tennessee;

4. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 9523, Page 119, Book 9523, Page 124, Book 9523, Page 144, and Book 9523, Page 148, in the Register's Office for Davidson County, Tennessee;

5. Declaration of Protective Covenants of record in Book 9734, Page 922, in the Register's Office for Davidson County, Tennessee;

6. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 10131, Page 891, and Book 10131, Page 895, in the Register's Office for Davidson County, Tennessee;

7. Stormwater Detention Agreement of record in Instrument No. 200011130112296, in the Register's Office for Davidson County, Tennessee;

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201305020044028, in the Register's Office for Davidson County, Tennessee;

9. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

TRUE COPY CERTIFICATION

I, Lauri Slater, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida:

County of Hillsborough:

Personally appeared before me, Sheryl A Garvey, a notary public for this county and state, Lauri Slater, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

, Notary Public

My commission Expires: _____
(affix Notary seal)

SHERYL A. GARVEY
MY COMMISSION # FF 918312
EXPIRES: September 15, 2019
Bonded Thru Notary Public Underwriters