BILL GARRETT, Davidson County
Trans:T20160057639 DEEDWARRSP
Recvd: 07/06/16 16:00 5 pgs
Fees:28.00 Taxes:24790.00
20160706-0069286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $6,700,000.00

Affiant

Subscribed and sworn to before me, this the 5 day of July, 2016.

This instrument prepared by:
Robert G. Higgins
Higgins Law Office
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

Notary Public
My commission expires:

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel No.**
Keenan Partnership 104 East Park Drive, Suite 106 Brentwood, TN 37027	Keenan Partnership 104 East Park Drive, Suite 106 Brentwood, TN 37027	096-13-0-195.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRP POINT PLACE II, LLC, a Delaware limited liability company ("**GRANTOR**"), has bargained and sold, and by these presents does transfer and convey unto KEENAN PARTNERSHIP, a Tennessee general partnership, ("**GRANTEE**"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit "A", attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements on such land and all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "**Property**").

Property address: 443 Donelson Pike
Nashville, Tennessee 37214

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signatures on Following Page]

WITNESS my hand, at office, this 30th day of June, 2016.

GRANTOR:

TRP POINT PLACE II, LLC,
a Delaware limited liability company

By: TRP Investments, LLC,
an Illinois limited liability company,
its Managing Member

By: _____
Name: Joel L. Teglia
Title: Manager

STATE OF ILLINOIS
COUNTY OF COOK

Before me, Robert G. Higgins, a notary public of the state and county aforementioned, personally appeared Joel L. Teglia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of TRP Investments, LLC, which in turn is the Managing Member of TRP Point Place II, LLC, the within-named bargainor, a Delaware limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as manager.

WITNESS my hand and seal in Chicago, Illinois, this the 30th day of June, 2016.

OFFICIAL SEAL
ROBERT G. HIGGINS
Notary Public - State of Illinois
My Commission Expires 3/03/2019

_____
Notary Public
My Commission Expires: March 3, 2019

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING LOT NO. 2 ON THE PLAN OF POINT PLACE BUSINESS PARK, AS OF RECORD IN PLAT BOOK 5200, PAGE 481, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTON.

TOGETHER WITH THE NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, AN EASEMENT FOR WALKING UPON AND DRIVING AND PARKING VEHICLES UPON, OVER AND ACROSS ALL SIDEWALKS, ENTRANCES, DRIVEWAYS AND LANES AND PARKING AREAS ON LOT 1, POINT PLACE BUSINESS PARK AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 481, SAID REGISTER'S OFFICE, FOR THE PURPOSE OF DRAINAGE OF SURFACE WATER FROM THE ABOVE-DESCRIBED PROPERTY OVER AND ON LOT NO. 1 POINT PLACE BUSINESS PARK, AND FOR THE PURPOSE OF MAINTAINING, INSTALLING AND REPAIRING UNDERGROUND FACILITIES SERVICNG THE ABOVE-DESCRIBED PROPERTY, CREATED BY DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 5998, PAGE 424, IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO TRP POINT PLACE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 20150910-0091987, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMON ADDRESS: 443 DONELSON PIKE
NASHVILLE, TENNESSEE 37214

MAP PARCEL NUMBER: 096-130-195.00

EXHIBIT "B"
EXCEPTIONS TO TITLE

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

2. Matters shown on the Plan of Record in Book 5200, Page 481, Davidson County Register's Office.

3. Declaration of Reciprocal Easements and Restrictive Covenants of Record in Book 5998, Page 424, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Point Place, LLC, a Tennessee limited liability company, to Omnicell, Inc., a Delaware corporation, or record in Instrument No. 20101105-0089018, said Register's Office.

5. Unrecorded leases and the rights of tenants thereunder.