Davidson County DEEDWARRSP
Recvd: 08/03/16 16:17 6 pgs
Fees:33.00 Taxes:75110.00
20160803-0080556

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o StateStreet Group, L.L.C. 102 Business Park Drive, Suite A Ridgeland, Mississippi 39157 Attention: Justin J. Peterson	Map/Par. # 106-172.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

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 all of which are hereby acknowledged **SUMMIT HOLLADAY PARTNERS, LLC I**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **HP PARK INVESTORS, L.L.C.**, a Mississippi limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This is improved property located at 1508 and 1510 Elm Hill Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Indiana
COUNTY OF St. Joseph

The actual consideration or value, whichever is greater, for this transfer is $20,300,000.00.

Affiant

Subscribed and sworn to before me this 21 day of July, 2016.

Amanda K Domalewski
Notary Public
My Commission Expires: 04.29.2022

[Signatures appear on following page]

AMANDA K DOMALEWSKI
Notary Public - Seal
State of Indiana
St Joseph County
My Commission Expires Apr 29, 2022

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 28th day of July, 2016, to be effective as of ~~July 22, 2016~~. August 2, 2016.

SUMMIT HOLLADAY PARTNERS, LLC I,
a Tennessee limited liability company

By: Ameriplex at Elm Hill Partners, L.P.
Managing Member

By: Holladay Partners – Midwest II, Inc.
General Partner

By: _____
John T. Phair, President

STATE OF INDIANA)
)
COUNTY OF ST. JOSEPH)

Personally appeared before me, a notary public of the state and county aforementioned, John T. Phair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the President of Holladay Partners – Midwest II, Inc., an Indiana corporation, being the General Partner of Ameriplex at Elm Hill Partners, L.P., a Tennessee limited partnership, the maker or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of July, 2016.

AMANDA K DOMALEWSKI
Notary Public - Seal
State of Indiana
St Joseph County
My Commission Expires Apr 29, 2022

[SEAL]

Amanda K Domalewski
NOTARY PUBLIC
Printed Name: Amanda K Domalewski

A Resident of St. Joseph County

My Commission Expires: 04-29-2022

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot 1 on the Final Plat Lot 1, Third Revision, Wright Industries, of record in Instrument No. 2012040200274632, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Summit Holladay Partners, LLC I, a Tennessee limited liability company of record in Instrument No. 200806030056763, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. All matters as shown on Plats of record in Instrument No. 201204020027632; as corrected by Surveyor's Certificate of Correction of record in Instrument No. 201501160005050, Register's Office for Davidson County, Tennessee.
3. Right of Way Easement of record in Book 5039, page 661, Register's Office for Davidson County, Tennessee.
4. Right of Way Easement of record in Book 3640, page 385; as modified by Modification Agreement of record in Book 3671, page 345, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200109270104629, Register's Office for Davidson County, Tennessee.
6. Reciprocal Easement Agreement of record in Instrument No. 200506090065782, as affected by First Amendment to Declaration of Easements and Owners Association for Ameriplex at Elm Hill Owners Association of record in Instrument No. 20160803-0080555 Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200811050109889, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Water Lines, Sanitary Sewers and Appurtenances of record in Instrument No. 201004130027751, Register's Office for Davidson County, Tennessee.
9. Easement for the flow of the waters of the Mill river (or creek), and the rights of the public therein.
10. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.
11. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the land.
12. Rights of parties in possession under unrecorded leases without option to purchase or right of first refusal.
13. Any facts, rights interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by J. Alan Cummings, TN Reg. No. 2351, Crawford & Cummings, P.C. on March 31, 2016, designated Job Number 16-024:

    - 8.5' area reserved for future right of way (affects easement area)
    - Fence Line (ownership unknown) encroaches on property and property to the East.

TRUE COPY CERTIFICATION

I, Jay H. Smith, 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 Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, Jay H. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis-Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018