SPECIAL WARRANTY DEED

This instrument prepared by:
Sonya Karpowich, Esq., General Counsel
c/o Allegiance Realty Corporation
1950 Abbott Street, Suite 600
Charlotte, North Carolina 28203

Davidson County DEEDWARRSP
Recvd: 09/23/16 13:59 7 pgs
Fees:38.00 Taxes:44400.00
20160923-0100559

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
East Nashville LLC c/o Bankers Healthcare Group 10234 W. State Road 84 Davie, Florida 33324 Attn: Robert Castro	same	No. 07213024600

STATE OF Florida)
COUNTY OF Broward)

The actual consideration for this transfer is $12,000,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of September, 2016.

Notary Public

My Commission Expires: 03/24/2020

JULIA RODRIGUEZ
Commission # FF 975418
My Commission Expires
March 24, 2020

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Nashville College Investment, LLC, a North Carolina limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys to East Nashville LLC, a Florida limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more, particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, covenants, reservations, restrictions, limitations, conditions and other matters of record, including, without limitation, those matters listed on Exhibit B attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as may be set forth in the preceding paragraph.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth hereinbefore and except that no warranty is made as to the amount of acreage in the Property.

Except for the warranty of title set forth herein, Grantee agrees that the property transferred hereby is sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the representations and warranties specifically set forth in Section 6.1 of the Agreement (as hereinafter defined) which shall survive closing only for a limited period of time as set forth in the Agreement and other than the warranty of title set forth above). Further, by its acceptance of this Special Warranty Deed, Grantee, for itself and all successors in title to the property transferred hereby, accepts such property in its existing condition and irrevocably waives any and all claims against Grantor arising from the condition, fitness for any particular purpose, suitability, merchantability or habitability of the property transferred hereby (unless and to the extent that Grantor has breached any warranty or representation in Section 6.1 of the Agreement or in any of the Transfer Documents (as defined in the Agreement), in which event Grantee does not waive any claim against Grantor with respect to such breach).

This Special Warranty Deed is delivered pursuant to that certain Agreement of Purchase and Sale dated June 23, 2016, by and between Grantor and East Nashville LLC, a Florida limited liability company ("Buyer"), whereby Grantor agreed to sell the property transferred hereby to Buyer (such Agreement of Purchase and Sale is referred to herein as the "Purchase Agreement").

This is improved property known as 1003 Douglas Street, Tennessee, Nashville, Davidson County, Tennessee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this 22nd day of September, 2016.

Signed in the presence of:

Print Name: SONYA KARPOWICH

Print Name: LISA A. QUINN

Signed by:

NASHVILLE COLLEGE INVESTMENT, LLC,
a North Carolina limited liability company

By:
Name: Christopher R. Smith
Title: Manager

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

Before me, Brianne Kupke, a Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Smith, 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 NASHVILLE COLLEGE INVESTMENT, LLC, a North Carolina limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal at office in Charlotte, North Carolina, this 14th day of September, 2016.

Brianne Kupke
Notary Public

My Commission Expires: 10/18/20

BRIANNE KUPKE
NOTARY PUBLIC
Mecklenburg County
North Carolina

EXHIBIT "A" to Special Warranty Deed

BEING A TRACT OF LAND LYING IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 1 AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 0073, PAGE 039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (FORMERLY LOTS 201-210 AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 72 AND 73, R.O.D.C.). SAID TRACT IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, SAID POINT BEING APPROXIMATELY 525 FEET WEST OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE.

THENCE, LEAVING SAID MARGIN ALONG OR NEAR THE EASTERLY LINE OF SHARON T. SPARKMAN AND MILDRED V. GRISBY OF RECORD IN DEED BOOK 11110, PAGE 586, R.O.D.C., NORTH 02°47'51" EAST, 268.24 FEET TO A POINT IN THE SOUTHERLY MARGIN OF A 30 FEET ALLEY;

THENCE, WITH SAID ALLEY, SOUTH 88°07'21" EAST, 539.64 FEET TO A POINT IN THE WESTERLY MARGIN OF TREVECCA AVENUE;

THENCE, WITH SAID MARGIN WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 18°40'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°19'29" WEST 207.70 FEET FOR AN ARC LENGTH OF 208.62 FEET AND A TANGENT LENGTH OF 105.25 FEET TO A POINT;

THENCE, SOUTH 03°59' 11"WEST, 45.75 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 88°30'49", AND BEING SUBTENDED BY A CHORD WIHCH BEARS SOUTH 48°14'35" WEST, 34.89 FEET FOR AN ARC LENGTH OF 38.62 FEET AND A TANGENT LENGTH OF 24.36 FEET TO A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, NORTH 87°30'00" WEST, 475.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 138,430 SQUARE FEET OR 3.18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE COLLEGE INVESTMENT LLC, A NORTH CAROLINA LIMITED LIABILITY

COMPANY, WITH RESPECT TO A 27.62% TENANCY-IN-COMMON INTEREST AND AZTEC HOLDINGS TENNESSEE LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, WITH RESPECT TO A 72.38% TENANCY-IN-COMMON INTEREST BY DEED FROM DOUGLAS AVENUE, LLC, A TENNESSEE LIMITED LIABILITY OF RECORD IN INSTRUMENT NO. 20061006-0124702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO NASHVILLE COLLEGE INVESTMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, WITH RESPECT TO A 73.289% TENANCY-IN-COMMON INTEREST BY DEED FROM AZTEC HOLDINGS TENNESSEE, LLC OF RECORD IN INSTRUMENT NO. 200806020055661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B" to Limited Warranty Deed

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

2. All matters as shown on that certain plat of record in Instrument No. 200210150126624, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the public record.

4. Matters as disclosed by that certain survey prepared by J. Alan Cummings, RLS No. 2351, Crawford Land Surveyors, P.C., dated September 20, 2006 and that certain survey prepared by J. Alan Cummings, RLS No. 2351, Crawford Land Surveyors, P.C., dated July 15, 2016.

When Recorded Return To: J. SLAN
First American Title Insurance Company
National Commercial Services
1850 K Street NW Suite 1050
Washington, DC 20006
File No: NCS 797916

True Copy Certification

I, Alexandra Shapiro, 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 District of Columbia

County of

Personally appeared before me, [Dianna Burgess], a notary public for the District of Columbia, [Alexandra Shapiro] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: DIANNA BURGESS NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires May 31, 2019

Notary' Seal (if on paper)

