Davidson County DEEDWARRSP
Recvd: 10/19/16 12:58 8 pgs
Fees:43.00 Taxes:14615.00
20161019-0110536

Special Warranty Deed

Prepared By and Returnable to:
Christy L. David, Esq.
InvenTrust Properties, Corp.
2809 Butterfield Rd., Suite 200
Oak Brook, IL 60523

781800-3 1/3

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Donelson Corner, LLC 5000 Crossing Circle Suite 103 Mt. Juliet, TN 37122	Donelson Corner, LLC 5000 Crossing Circle Suite 103 Mt. Juliet, TN 37122	09504000600 09504000800 09504024100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IA Nashville Donelson, L.L.C.,** a Delaware limited liability company, formerly known as Inland American Nashville Donelson, L.L.C., a Delaware limited liability company ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **Donelson Corner, LLC**, a Tennessee limited liability company (herein "Grantee"), Grantee's heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A (the "Land"):

This is improved property known as Donelson Corner, Nashville, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's heirs and representatives.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and representatives [successors and assigns], against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 12th day of October, 2016.

NCS 781800-3 1/3

WITNESS this the 12th day of October, 2016.

GRANTOR:

IA Nashville Donelson, L.L.C.,
a Delaware limited liability company

By: InvenTrust Properties Corp.,
a Maryland corporation, its sole member

By: _____
Name: Christopher Covey
Title: Senior Vice President, Transactions

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the consideration for this transfer or the value of the Property is $ 3,950,000.00.

(*)

(*) See next page for Grantee Signature page and notary block

STATE OF ILLINOISE §
§
COUNTY OF DUPAGE §

BEFORE ME, Shanna Johnson, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Christopher Covey, 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 Senior Vice President - Transactions of InvenTrust Properties Corp., a Maryland corporation, the sole member of IA NASHVILLE DONELSON, L.L.C., a Delaware limited liability company, the within-named bargainor, and that he/she, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name in his/her capacity as the SVP - Transactions of InvenTrust Properties Corp., the sole member of IA NASHVILLE DONELSON, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this 5th day of October, 2016.

OFFICIAL SEAL
SHANNA K JOHNSON
Notary Public - State of Illinois
My Commission Expires Sep 25, 2018

Shanna K. Johnson
NOTARY PUBLIC

My Commission Expires: 9-25-18

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,950,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on
this 18th day of October, 2016.

Peggy F. Alford
AFFIANT – Grantee

Vickie R. Evans
Notary Public

VICKIE R. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

My Commission Expires: 5/8/17

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE; BEING LOTS NO. 2, 3 AND 4 ON THE PLAN OF MCGAVOCK PIKE KROGER, (DONELSON KROGER SHOPPING CENTER), OF RECORD IN INSTRUMENT NO. 200007100067913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO INLAND AMERICAN NASHVILLE DONELSON, L.L.C. (NOW KNOWN AS IA NASHVILLE DONELSON, LLC) BY DEED FROM SOUTHEAST U.S. RETAIL FUND, L.P. OF RECORD IN INSTRUMENT NO. 200704230047955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS TO DEED

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any mineral or mineral rights leased, granted or retained by current or prior owners.

6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing the public records or attaching subsequent to the effective date hereof, but prior to the date of recording of the interest of the Insured.

7. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.

8. No insurance is afforded as to the acreage or square footage contained in the insured property.

9. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
   Map & Parcel No. 09504000600:
   2015 Davidson County taxes are Paid in the amount of $30,203.01; No City taxes.

   Map & Parcel No. 09504000800:
   2015 Davidson County taxes are Paid in the amount of $2,209.24; No City taxes.

   Map & Parcel No. 09504024100:
   2015 Davidson County taxes are Paid in the amount of $7,501.99; No City taxes.

10. All matters as shown on plat of record in Book 4460, page 116; as amended in Book 4770, page 479; as further amended in Book 4830, page 280, and plat of record in Book 5200, page 84 and Instrument No. 200007100067913, Register's Office for Davidson County, Tennessee.

11. Notice of Land Use Restrictions of record in Instrument No. 200910080093611, Register's Office for Davidson County, Tennessee.

12. Reciprocal Easement Agreement of record in Instrument No. 200012010118108; as amended by Amendment to Reciprocal Easement Agreement of record in Instrument No. 200811120112027, Register's Office for Davidson County, Tennessee.

13. Easement for Driveway for ingress and egress easement as set forth in Contract of record in Book 2394, page 65, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4286, page 885, Register's Office for Davidson County, Tennessee.

15. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4316, page 139, Register's Office for Davidson County, Tennessee.

16. Easements as set forth in Warranty Deed of record in Book 8505, page 821, Register's Office for Davidson County, Tennessee.

17. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4305, page 831, Register's Office for Davidson County, Tennessee.

18. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4846, page 740, Register's Office for Davidson County, Tennessee.

19. Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 8463, page 437, Register's Office for Davidson County, Tennessee.

20. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4797, page 963, Register's Office for Davidson County, Tennessee.

21. Easements as set forth in Quitclaim Deed of record in Book 8568, page 739 and in Warranty Deed of record in Book 8568, page 744, Register's Office for Davidson County, Tennessee.

22. Terms and provisions of that certain Lease by and between Four Star Properties, Inc. and The Kroger Co. of record in Book 4632, page 826; as amended by Amended Lease of record in Book 6271, page 775, Register's Office for Davidson County, Tennessee.

23. Terms and provisions of that certain Ground Lease by and between First and Mid-South Advisory Company and Ty Samples filed for record in Book 5375, page 56; as rerecorded in Book 5379, page 42; as assigned by Assignment of Lease of record in Book 5877, page 907; as corrected by Correction Assignment of Lease of record in Book 6832, page 231; as amended by Amendment of record in Book 8904, page 214; as assigned by Assignment of Ground Lease, Sublease and Guaranty of record in Book

8869, page 527; as further assigned by Assignment of Ground Lease, Sublease and Guaranty of record in Book 11747, page 49, Register's Office for Davidson County, Tennessee.

24. Terms and provisions of Notice of Lease by and between Tyrone Samples and Pizza Hut of Knoxville Corporation of record in Book 5503, page 268, Book 5325, page 668, and in Book 5379, Page 42; as assigned by Consent to Assignment of Pizza Hut Lease of record in Book 5877, page 922 and in Book 5877, page 918 and in Book 5877, page 910, Register's Office for Davidson County, Tennessee.

25. Assignment of Tenant Leases by and between First and Mid-South Advisory Company and Ervin M. Entrekin, Trustee and BVT Management Services, Inc. of record in Book 9347, page 991; as further assigned to BVT Donelson Shopping Center, Ltd by Assignment of Leases and Service and Management Contracts of record in Book 9348, page 1, Register's Office for Davidson County, Tennessee.

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

27. Matters as would be disclosed by a current and accurate survey and inspection of the subject
premises.

True Copy Certification

I, TINA L. WINTER, 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 ILLINOIS

County of COOK

Personally appeared before me Barbara M. Kimberley a notary public for this county and state, TINA L. WINTER 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: 3-12-2019
Notary' Seal (if on paper)

OFFICIAL SEAL
BARBARA M. KIMBERLEY
Notary Public - State of Illinois
My Commission Expires 3/12/2019