STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARRSP
Recvd: 01/05/17 15:06 5 pgs
Fees:28.00 Taxes:17020.00
20170105-0001560

The actual consideration or value, whichever is greater, for this transfer is ~~$4,6000,000.00~~. 4,600,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of January, ~~2016~~. 2017 (JVC)

Notary Public

My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

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

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel No.**
Horrell Properties, Inc. 3030 Sidco Drive Nashville, Tennessee 37204	Horrell Properties, Inc. 3030 Sidco Drive Nashville, Tennessee 37204	94-14/23

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 Willow Trace, LLC, a Delaware limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto Horrell Properties, Inc., a Tennessee corporation ("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 right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 820 Fesslers Parkway, Nashville, Tennessee 37210.

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. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

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 he 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 himself, 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.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 27th day of December, 2016.

TRP WILLOW TRACE, LLC, a Delaware limited liability company

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

By: _____
Joel L. Teglia, Manager

STATE OF ILLINOIS
COUNTY OF DU PAGE

Before me, Robert G. Higgins, a Notary Public in and for said County and State, the within-named bargainor, 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 Manager of TRP Investments, LLC, the managing member of TRP WILLOW TRACE, LLC, the within-named bargainor, a limited liability company and that he as such Manager of TRP Investments, LLC, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by personally signing the name of the bargainor by himself as Manager of TRP Investments, LLC.

WITNESS my hand, at office, this 27th day of December, 2026.

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF LOTS 2 AND 3, FESSLERS LANE BUSINESS PARK, AS SHOWN ON THE PLAT OF RECORD IN BOOK 6900, PAGE 678, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TRP WILLOW TRACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AT INSTRUMENT NO. 20081114-0112831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH EASEMENT RIGHTS BENEFITING THE PROPERTY CONTAINED IN RECIPROCAL ACCESS AND CROSS PARKING EASEMENT IN BOOK 7575, PAGE 377, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. All matters as shown on that certain plat of record in Book 6900, Page 678, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park Nashville, Tennessee, by Fesslers Lane Associates, an Indiana Limited Partnership, of record in Book 6834, Page 921, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5765, Page 785, in the Register's Office of Davidson County, Tennessee.

5. Reciprocal Access and Cross Parking Easement by and between Fesslers Lane Associates and Fesslers Business Park Associates, of record in Book 7575, Page 377, in the Register's Office of Davidson County, Tennessee.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: