Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Byblos Development Tennessee, LLC c/o Byblos Development, Inc. 7932 West Sand Lake Road, Suite 102 Orlando, Florida 32819	Map No. 142, Parcel No. 309	Bylbos Development Tennessee, LLC c/o Bylbos Development, Inc. 7932 West Sand Lake Road, Suite 102 Orlando, Florida 32819
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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, **WARWICK THORNTON BELLEVUE I, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **BYBLOS DEVELOPMENT TENNESSEE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is 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 the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 7663 Highway 70 South, Nashville, Tennessee.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

BILL GARRETT, Davidson County
Trans:T20170002413 DEEDWARRSP
Recvd: 01/10/17 10:33 4 pgs
Fees:23.00 Taxes:21090.00

20170110-0002732

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,700,000.00.

Affiant

Subscribed and sworn to before me this 5 day of January, 2017.

STEPHANIE G. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Notary Public
My Commission Expires: 1/6/20

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 5 day of January, 2017.

GRANTOR:

WARWICK THORNTON BELLEVUE I, LLC,
a Tennessee limited liability company

By: _____

Name: Carl D. Story III

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Colvin, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carl D Story III, 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 President of WARWICK THORNTON BELLEVUE I, LLC, the within named grantor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office in Davidson County, Tennessee, this the 5 day of January, 2017.

_____
Notary Public

My Commission Expires:
1/4/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JAN. 6, 2020

EXHIBIT A

DESCRIPTION OF PROPERTY

The following described parcel of land located in the First Civil District of Davidson County, Tennessee: All of Lot 2 of Galleries at Bellevue, a subdivision of Davidson County, Tennessee, bearing subdivision no. 90S-186G, as shown by plat of record in Plat Book 7900, Page 272, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of U.S. Highway 70 South, as widened by the above referenced plat, said monument being westerly 1,595 feet from westerly margin of Sawyer Brown Road; thence, leaving margin South 34 degrees 55 minutes 51 seconds West 395.00 feet to a point, the true point of BEGINNING of the herein described parcel; thence South 34 degrees 55 minutes 51 seconds West 217.06 feet; thence North 53 degrees 51 minutes 55 seconds West 292.63 feet to a point; thence North 51 degrees 31 minutes 25 seconds West 53.03 feet to a point; thence North 45 degrees 46 minutes 19 seconds West 172.89 feet to a point; thence North 44 degrees 13 minutes 41 seconds East 440.99 feet to a point in the southerly margin of U.S. Highway 70 South, as widened; thence with said margin with a curve to the left 124.53 feet to a point, said curve having a central angle of 03 degrees 40 minutes 00 seconds, a radius of 1,945.86 feet, a tangent of 62.28 feet and a chord of South 72 degrees 36 minutes 51 seconds East 124.51 feet; thence leaving said margin South 74 degrees 22 minutes 11 seconds East 11.23 feet to a point; thence South 15 degrees 37 minutes 49 seconds West 10.49 feet to a point; thence South 36 degrees 08 minutes 05 seconds West 260.04 feet to a point; thence South 53 degrees 51 minutes 55 seconds East 30.00 feet to a point; thence South 36 degrees 08 minutes 05 seconds West 20.00 feet to a point; thence South 53 degrees 51 minutes 55 seconds East 288.07 feet to the point of beginning, containing 146,817 square feet or 3.37 acres, more or less.

Being the same property conveyed to WARWICK THORNTON BELLEVUE I, LLC, by Special Warranty Deed of record in Instrument No. 20141121-0107599, in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20141121-0107600, in the Register's Office of Davidson County, Tennessee.

A new legal description was not prepared for this deed. The legal description is the same as the previous instrument of record.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2017 and subsequent years, a lien but not yet due and payable.

2. Subject to matters shown on plat of record in Book 7900, Page 272, in the Register's Office of Davidson County, Tennessee.

3. Subject to the terms and conditions set forth in Joint Access & Utility Easement of record in Book 8293, Page 3, as amended in Book 8323, Page 82; as further amended in Book 8323, Page 100 and further in Agreement Regarding Joint Access and Utility Easement and Accessway Agreement in Book 9005, Page 233, all in the Register's Office of Davidson County, Tennessee.

4. Subject to terms and conditions affecting the Property set forth in Ground Lease and Declaration of Easements, Covenants and Restrictions of record in Book 8323, Page 111, in the Register's Office of Davidson County, Tennessee.

5. Subject to terms and conditions set forth in Reciprocal Easement and Operation Agreement of record in Book 8323, Page 183; as amended in Book 8394, Page 993; Agreement regarding Amendment of Reciprocal Easement and Operation Agreement in Book 9005, Page 237; Second Amendment in Book 9214, Page 962; Third Amendment in Book 9720, Page 53; and Consent to Easement of record in Instrument No. 20070716-0084327, all in the Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictive Covenant, of record in Instrument No. 20141121-0107598 in the Register's Office of Davidson County, Tennessee.

7. Terms and conditions of that certain Lease Agreement between Warwick Thornton Bellevue I, LLC, as landlord, and Goodwill Industries of Middle Tennessee, Inc. ("Tenant"), as tenant, dated October 31, 2014 (the "Lease"), and the rights of Tenant under the Lease.

8. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record encumbering the Property or any portion thereof.

9. Matters that would be revealed by an accurate survey of the Property.

10. Matters arising as a result of the acts or omissions of Grantee or any of its affiliates, agents, employees, contractors or representatives.