Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Park 'N Fly, Inc. 2060 Mt. Paran Rd., N.W., Suite 207 Atlanta, Georgia 30327	108-2.00 147-107	Park 'N Fly, Inc. 2060 Mt. Paran Rd., N.W., Suite 207 Atlanta, Georgia 30327

This instrument prepared by:
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326

BILL GARRETT, Davidson County
Trans:T20170014049 DEEDWARRSP
Recvd: 02/16/17 09:40 6 pgs
Fees:33.00 Taxes:34040.00
20170216-0015924

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, 565 Royal Pkwy LLC, a Georgia limited liability company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Park 'N Fly, Inc., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly 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 only to the matters described on Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is property located at 565 and 580 Royal Parkway, 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 with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, 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 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 but not further or otherwise.

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is
$ 9,200,000.00 .

Affiant

Subscribed and sworn to before me this 14th day of February, 2017.

OFFICIAL SEAL
RUTH R MANNS
Notary Public, Georgia
FULTON COUNTY
My Commission Expires
MARCH 11, 2017

Notary Public
My Commission Expires: March 11, 2017

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of February, 2017.

565 ROYAL PKWY LLC,
a Georgia limited liability company,

By: NORO Management, Inc., a Georgia corporation, its Manager

By: _____
Name: J. Andrew Wildman
Title: President

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, J. Andrew Wildman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the President of NORO Management, Inc., a Georgia corporation, as Manager of 565 Royal Pkwy LLC, a Georgia limited liability company, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by him/herself as such officer.

Witness my hand seal at office this 14th day of February, 2017.

Caroline M. Brumbeloe

Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires December 14, 2019

CAROLINE M BRUMBELOE NOTARY PUBLIC FULTON COUNTY, GEORGIA

My Commission Expires:_____

Exhibit A

TRACT I

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL A ON THE PLAN OF REVISION OF PLAT, LOT NO. 1, ROYAL PARK BUSINESS CENTER OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 4 AS SHOWN ON THE PLAN OF "RESUBDIVISION OF LOT 3, ANDERSON PROPERTIES LAND" AS OF RECORD IN PLAT BOOK 7900, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE NORTHESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY, AND WITH THE WESTERLY PROPERTY LINE OF SAID LOT 4, SOUTH 08 DEGREES 42 MINUTES 06 SECONDS WEST, 199.86 FEET TO AN IRON ROD (NEW) IN THE EASTERYLY BOUNDARY LINE OF LARKWOOD SUBDIVISION AS OF RECORD IN PLAT BOOK 2900, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION, IN PART, NORTH 82 DEGREES 19 MINUTES 36 SECONDS WEST, 248.42 FEET TO A PLANTED STONE (FOUND) AT THE SOUTHEASTERLY PROEPRTY CORNER OF LOT 1 AS SHOWN ON THE PLAN OF "REVISION OF PLAT LOT NO. 1 ROYAL PARK BUSINESS CENTER" AS OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:
3. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 1, NORTH 26 DEGREES 04 MINUTES 08 SECONDS EAST, 213.54 FEET TO AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY; THENCE,
4. WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTWARDLY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1174.17 FEET, A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 30 SECONDS, FOR AN ARC LENGTH OF 63.36 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 26 MINUTES 35 SECONDS EAST, 63.35 FEET; THENCE,
5. SOUTH 81 DEGREES 59 MINUTES 12 SECONDS EAST, 121.30 FEET TO THE POINT OF BEGINNING.

TRACT I CONTAINS 43,498 SQUARE FEET OR 0.999 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PREPARED BY JAMES TERRY & ASSOCAITES, DATED JULY 2, 2014, LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141.

BEING THE SAME PROPERTY CONVEYED TO THOMAS NELSON, INC. BY DEED FROM ROYAL PARK INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD AS BOOK 8627, PAGE 389 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 12, 1992.

TRACT II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NO. 1 ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAT OF "W.B. WIGGINS, JR. SUBDIVISION" AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HERIN DESCRIBED TRACT; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, NORTH 80 DEGREES, 13 MINUTES 15 SECONDS WEST, 403.48 FEET TO AN IRON ROD (FOUND); THENCE,
2. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50 FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 429.42 FEET TO A P.K. NAIL (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE AS OF RECORD IN BOOK 5944, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 00 MINUTES 37 SECONDS WEST, 426.18 FEET; THENCE,
3. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, AND WITH THE EASTERLY PROPERTY LINE OF UNITED STATES POSTAL SERVICE, NORTH 08 DEGREES 22 MINUTES 09 SECONDS EAST, 1107.48 FEET TO AN EXISTING POST IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO VIRGINIA SUE HUDSON AS OF RECORD IN INSTRUMENT NO. 20060713-0084165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID HUDSON, IN PART, NORTH 86 DEGREES 48 MINUTES 41 SECOND EAST, 17.93 FEET TO AN IRON ROD (FOUND); THENCE,
5. NORTH 03 DEGREES 32 MINUTES 07 SECONDS EAST, 29.06 FEET TO AN IRON ROD (FOUND); THENCE,
6. NORTH 86 DEGREES 47 MINUTES 54 SECONDS EAST, 287.52 FEET TO AN IRON ROD (FOUND) IN THE WEST PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY AND SOUTHERLY PROPERTY LINES OF SAID LOT NO. 2 THOMAS NELSON DEVELOPMENT, SOUTH 05 DEGREES 44 MINUTES 11 SECONDS WEST, 400.77 FEET TO AN IRON ROD (NEW); THENCE,
8. SOUTH 81 DEGREES 38 MINUTES 12 SECONDS EAST, 243.43 FEET TO AN IRON ROD (NEW); THENCE,
9. SOUTH 08 DEGREES 13 MINUTES 56 SECONDS WEST, 137.71 FEET TO AN IRON ROD (NEW); THENCE,
10. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 37.21 FEET, A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 32.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 22 MINUTES 48 SECONDS EAST, 31.09 FEET; THENCE,
11. SOUTH 46 DEGREES 54 MINUTES 18 SECONDS EAST, 22.26 FEET TO AN IRON ROD (NEW); THENCE,
12. SOUTH 62 DEGREES 09 MINUTES 10 SECONDS EAST, 12.78 FEET TO AN IRON ROD (NEW); THENCE,
13. SOUTH 81 DEGREES 43 MINUTES 39 SECONDS EAST, 15.97 FEET TO AN IRON ROD (NEW); THENCE,
14. SOUTH 08 DEGREES 16 MINUTES 21 SECONDS WEST, 340.00 FEET TO AN IRON ROD (NEW); THENCE,
15. SOUTH 81 DEGREES 17 MINUTES 41 SECONDS EAST, 195.82 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
16. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION, IN PART, SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST, 385.78 FEET TO THE POINT OF BEGINNING.

TRACT II CONTAINS 722,257 SQUARE FEET OR 16.581 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PREPARED BY JAMES TERRY & ASSOCIATES, JULY 2, 2014, LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141.

TOGETHER WITH ALL EASEMENTS UNDER AND BY VIRTUE OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN UNITED STATES POSTAL SERVICE AND THOMAS NELSON, INC., UNDATED, FILED FEBRUARY 21, 1992, RECORDED IN BOOK 8555, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED BY ADDENDUM TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THOMAS NELSON, INC. AND

UNITED STATES POSTAL SERVICE, DATED MAY __, 1992, FILED AUGUST 19, 1992, RECORDED IN BOOK 8706, PAGE 66, AFORESAID RECORDS.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROYAL PUBLISHERS, BY DEED FROM RESIDENTIAL INVESTMENTS, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4329, PAGE 321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ROYAL PUBLISHERS HAVING CHANGED ITS NAME TO THOMAS NELSON, INC., BY AMENDMENT TO ITS CORPORATE CHARTER, OF RECORD IN BOOK 4648, PAGE 236, SAID REGISTER'S OFFICE; AND BEING PARTS OF THE SAME PROPERTY CONVEYED TO THOMAS NELSON, INC., BY DEED FROM ALF ADAMS, JR. ET AL, TRUSTEES OF THE PRESBYTERY OF MIDDLE TENNESSEE, OF RECORD IN BOOK 4648, PAGE 679, SAID REGISTER'S OFFICE; AND BY DEED FROM MILLER G. KIMBROUGH, JR., TRUSTEE OF RECORD IN BOOK 4736, PAGE 108, SAID REGISTER'S OFFICE, AND BOOK 4926, PAGE 616, SAID REGISTER'S OFFICE; AND BEING PART OF THE PROPERTY CONVEYED TO THOMAS NELSON, INC., BY DEED FROM WIGGINS ASSOCIATES, A PARTNERSHIP, OF RECORD IN BOOK 5159, PAGE 78, SAID REGISTER'S OFFICE.

By Articles of Merger, dated May 31, 2013, the name of Thomas Nelson, Inc. was changed to HarperCollins Christian Publishing, Inc., a Tennessee corporation, of record as Instrument No. 20140721-0064452, Register's Office for Davidson County, Tennessee.

Tracts I and II being the same property conveyed to 565 Royal Pkwy LLC by Deed of record as Instrument No. 20140721-0064453, said Register's Office.

Exhibit B

1. Taxes for the year of 2017 a lien, but not yet due and payable.

2. Terms and Conditions contained in Reciprocal Easement Agreement of record in Book 8555, page 427, Register's Office for Davidson County, Tennessee, as amended by Addendum to Reciprocal Easement Agreement of record in Book 8706, page 66, in said Register's Office. AS TO TRACT 2

3. Agreement for Dedication of Easement For Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 600, Register's Office for Davidson County, Tennessee. AS TO TRACT 2

4. Agreement for Dedication of Easement For Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 608, Register's Office for Davidson County, Tennessee. AS TO TRACT 2

5. Following matters shown on Plan of record as Instrument No. 20140206-0010660, Register's Office for Davidson County, Tennessee. AS TO TRACT 2

   a. Building Encroachment Easement
   b. 20-foot Public Utility Drainage Easements
   c. 15-foot Public Utility Drainage Easement
   d. Access Easement
   e. Storm Water Detention Areas
   f. 30 foot NES Easement
   g. Reciprocal Easement Agreement
   h. Storm sewer and/or sanitary sewer Easement

6. Following matters shown on the Plan of record as Instrument Number 20040812-0097516, Register's Office of Davidson County, Tennessee. AS TO TRACT 1

   a. 20-foot Public Utility Drainage Easements
   b. Note that the land is not an individual building site and is to be used for detention purpose only.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. AS TO TRACT 1

8. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5328, Page 612, in the Register's Office for Davidson County, Tennessee. AS TO TRACT 1

9. Stormwater Maintenance Agreement recorded as Instrument No. 20140114-0003663.

10. All matters as shown on Survey No. 2013-141, prepared by James G Terry, TN RLS# 2287, dated July 2, 2014, last revised July 7, 2014 including the following:

    a. Building Encroachment Easement (Tract 2 of Survey)
    b. 20-foot Public Utility Drainage Easements (Tract 2 of Survey)
    c. 15-foot Public Utility Drainage Easement (Tract 2 of Survey)
    d. Access Easement (Tract 2 of Survey)
    e. Storm Water Detention Areas (Tract 2 of Survey)
    f. 30 foot NES Easement (Tract 2 of Survey)
    g. Reciprocal Easement Agreement (Tract 2 of Survey)
    h. Storm sewer and/or sanitary sewer Easement (Tract 2 of Survey)
    i. 20-foot Public Utility Drainage Easements (Tract 1 of Survey)
    j. Note that the land is not an individual building site and is to be used for detention purpose only. (Tract 1 of Survey)