Davidson County DEEDWARRSP
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20170621-0062442

This document was prepared by, and
after recording please return to:

Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339
Attention: Richard P. Vornholt

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 20, 2017, between D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company ("Grantor"), and NASH FIELDS, LLC, a Tennessee limited liability company ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 20130725-0077372, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. However, this conveyance is made subject to those certain matters described on Schedule 2 attached hereto and made a part hereof.

[EXECUTIONS COMMENCE ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company

By: TPA Fund 1, LLC, a Georgia limited liability company, its sole member

By: TPA Investors 1, LLC, a Georgia limited liability company, its manager

By:_____(SEAL)
J. Bradford Smith, its manager

STATE OF GEORGIA)
COUNTY OF CHEROKEE)

Before me, the undersigned, a Notary public of said County and State, personally appeared J. BRADFORD 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 Manager of TPA Investors 1, LLC, a Georgia limited liability company, Manager of TPA Fund 1, LLC, a Georgia limited liability company, the sole member of D3 Hickory Hollow, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of June, 2017.

Jacqueline Denier
Notary Public

My Commission Expires: 6.6.21

JACQUELINE DENIER NOTARY PUBLIC My Commission Expires 06-06-2021 CHEROKEE COUNTY, GEORGIA

690343_3

RECORDING DATA ONLY

Property Address:

5330 Cane Ridge Road
Antioch, Tennessee 37013

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $10,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:

D3 Hickory Hollow, LLC
3350 Riverwood Parkway
Suite 750
Atlanta, Georgia 30339

Elizabeth Peerbolt
Affiant

Tax Identification No.:

16300042900

SUBSCRIBED and SWORN TO before me this 21 day of June, 2017

Pamela G. Nash
Notary Public

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

8-20-19
My Commission Expires

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nash Fields, LLC
c/o Steven Fields
521 NE Spanish Trail
Boca Raton, Florida 33432

SCHEDULE 1

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being known as Lot 2, as shown on the plan of Resubdivision (the "Resubdivision Plat") of Lot 1 and Lot 4, Section 7, Cloverleaf Estates of record as Instrument Number 20160217-0015221, Register's Office for Davidson County, Tennessee ("RODC"), to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to D3 Hickory Hollow, LLC, by Target Corporation as of record in Instrument No. 20130725-0077372, RODC.

SCHEDULE 2

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Rights of tenants in possession, as tenants only.

3. All matters disclosed on that ALTA/NSPS Land Title Survey, prepared by Kenneth A. Bau, RLS No. 2019, Young – Hobbs and Associates, Project No. 128-13, dated June 9, 2017.

4. All matters shown on plat of record in **Instrument No. 20160217-0015221**, in the Register's Office of Davidson County, Tennessee.

5. All matters shown on the plat of record in **Book 7900, Page 547**, in the Register's Office of Davidson County, Tennessee.

6. Restrictions on access to I-24 contained in Warranty Deed of record in **Book 2857, Page 53**, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in **Book 7316, Page 62**, in the Register's Office of Davidson County, Tennessee.

8. Driveway Easement Agreement of record in **Book 10971, Page 739**, in the Register's Office of Davidson County, Tennessee.

9. Driveway Easement Agreement of record in **Book 11208, Page 810**, as amended in **Book 11281, Page 372**, in the Register's Office of Davidson County, Tennessee.

10. Driveway and Parking Easement Agreement of record in **Book 11220, Page 107**, in the Register's Office of Davidson County, Tennessee.

11. Stormwater Detention Agreement of record in **Instrument No. 20030218-0020838**, in the Register's Office of Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in **Instrument No. 20030401-0042669**, in the Register's Office of Davidson County, Tennessee.

13. Declaration of Easements and Restrictions of Record in **Instrument No. 20151214-0125210**.

14. Deed of Conveyance from D3 Hickory Hollow, LLC, to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage, to be recorded 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

My Commission Expires: 6/20/2017

Notary Seal:

