PREPARED BY:
Wyatt, Tarrant & Combs, LLP
500 West Jefferson Street, Suite 2800
Louisville, Kentucky 40202
Attention: Leo F. Camp

Karen Y Johnson Davidson County
Batch# 156463 DEEDWARRSP
11/02/2018 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $15,281.00
20181102-0109041

~~AND WHEN RECORDED MAIL TO~~:
Aday McNamara PLC
2701 E. Camelback Rd., Suite 165
Phoenix Arizona 85016

Return to:
Edna Waits
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4356
File No. TN251805055W

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No(s).:**
FC Twin Hills Opco, LLC 14550 Frank Lloyd Wright Blvd. Suite 200 Scottsdale, Arizona 85260	Owner	034-03-002300 **Property Address:** 94 Twin Hills Drive, Madison, Tennessee 37115

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RIVERGATE REALTY, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 9510 Ormsby Station Road, Suite 101, Louisville, Kentucky 40223, hereby sells, conveys, grants and releases to **FC TWIN HILLS OPCO, LLC**, a Delaware limited liability company ("Grantee"), whose address is 14550 Frank Lloyd Wright Blvd., Suite 200, Scottsdale, Arizona 85260, the real property, situated in Davidson County, Tennessee, and as more particularly described on Exhibit A attached hereto and by this reference hereby incorporated herein (the "Property"). Grantor, for itself and its successors and assigns, will forever warrant and defend the Property unto the Grantee and its successors and assigns, against the claims and demands of Grantor, and all persons claiming by, through or under Grantor, but not further or otherwise; PROVIDED, HOWEVER, there is excepted from the foregoing covenants and warranty [i] covenants, conditions, restrictions, easements and other matters of record; [ii] ad valorem taxes assessed or otherwise payable with respect to the Property through the date of this Deed, which taxes have been adjusted between Grantor and Grantee and all real estate taxes due and payable thereafter, all of which Grantee hereby assumes and agrees to pay; and [iii] all applicable zoning and other land use laws, rules and regulations affecting the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized officer.

GRANTOR:

RIVERGATE REALTY, LLC,
a Delaware limited liability company

By: _____

Name: Timothy Wesley

Its: Authorized Signatory

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 30th day of October, 2018, by Timothy Wesley, Authorized Signatory of RIVERGATE REALTY, LLC, a Delaware limited liability company, on behalf of the limited liability company.

My commission expires: 4-20-2019.

KAREN BALLARD NOTARY PUBLIC STATE AT LARGE

Karen Ballard
Notary Public

STATE OF ARIZONA)
)SS
COUNTY OF Maricopa)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $4,130,000.00.

FC TWIN HILLS OPCO, LLC
a Delaware limited liability company

By: FC Valley Station JV, LLC,
a Delaware limited liability company,
its sole Member and Manager

By: Cadence FC Valley Station JV Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____

Print Name: Rob Leinbach

Title: Authorized Signatory

Subscribed and sworn to before me, this 25th **day of** October, **2018.**

_____
NOTARY PUBLIC

My Commission Expires:
September 2, 2019

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
JEANETTE ALDRICH
My Commission Expires September 2, 2019

61736581.5

EXHIBIT A

Legal Description

A TRACT OF LAND LOCATED IN THE TENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET THIS SURVEY IN THE SOUTHERLY RIGHT-OF-WAY OF TWIN HILLS DRIVE 748 FEET, MORE OR LESS, SOUTHEASTERLY FROM THE CENTER OF GALLATIN PIKE, SAID IRON ROD BEING A NORTHEASTERLY CORNER OF GALLERY AT RIVERGATE LTD./LNRC VENTURE PROPERTY OF RECORD IN DEED BOOK 6418, PAGE 993, R.O.D.C. AND THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT;

THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY SOUTH 53°59'43" EAST, 300.00 FEET TO A ½" IRON ROD FOUND IN PLACE AT A NORTHWESTERLY CORNER OF GERLIE V. RICKARD, ET UX PROPERTY OF RECORD IN DEED BOOK 4771, PAGE 297, R.O.D.C.;

THENCE WITH THE WESTERLY BOUNDARY OF SAID RICKARD PROPERTY SOUTH 44°53'00" WEST, 262.64 FEET TO A 5/8" IRON ROD FOUND IN PLACE AT A NORTHWESTERLY CORNER OF GERLIE V. RICKARD, ETUX PROPERTY OF RECORD IN DEED BOOK 5801, PAGE 345, R.O.D.C.;

THENCE WITH THE WESTERLY BOUNDARY OF SAID RICKARD PROPERTY SOUTH 44°15'40" WEST, PASSING OVER A ½" IRON ROD FOUND IN PLACE AT 299.60 FEET AND CONTINUING ON, IN ALL 299.78 FEET TO A 5/8" IRON ROD SET THIS SURVEY IN THE NORTHERLY BOUNDARY OF SHEPHERD HILLS SUBDIVISION, SECTION NO. 1, OF RECORD IN PLAT BOOK 2331, PAGE 46, R.O.D.C.;

THENCE WITH SAID SUBDIVISION BOUNDARY AS FOLLOWS:

NORTH 46°40'04" WEST, 53.28 FEET TO A ½" IRON ROD FOUND IN PLACE, NORTH 45°54'41" WEST, 245.90 FEET TO A 5/8" IRON ROD FOUND IN PLACE AT A SOUTHEASTERLY CORNER OF THE AFOREMENTIONED GALLERY AT RIVERGATE LTD./LNRC VENTURE PROPERTY;

THENCE NORTH 44°49'34" EAST, 520.95 FEET TO THE BEGINNING: CONTAINING 161.003 SQUARE FEET OR 3.696 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RIVERGATE REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED WITH LIMITED WARRANTY FROM NATIONWIDE HEALTH PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20150513-0043774 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 94 Twin Hills Drive, Madison, Tennessee 37115.

True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin, 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: March 10, 2021
Notary' Seal (if on paper)

