

PREPARED BY AND RETURN TO:

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Parcel Identification No.: 33-30-15-00000-240-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 22nd day of November 2016, by **REDUS FL PROPERTIES, LLC**, a Delaware limited liability company ("**Grantor**"), whose mailing address is 301 S. College Street, Charlotte, NC 28288, and **TTGC, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is 111 S. Armenia Avenue, Suite 202, Tampa, Florida 33609.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in-hand paid by Grantee, receipt of which is hereby acknowledged, hereby grants, bargains, conveys, and sells to Grantee, the following described land situate, lying, and being in Pinellas County, Florida, to wit:

See Exhibit A attached hereto

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT, HOWEVER, to those permitted exceptions set forth in Exhibit B attached hereto, without operating to reimpose the same.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.