SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002562 DEEDWARRSP
Recvd: 01/13/11 09:12 4 pgs
Fees:23.00 Taxes:15546.92
20110113-0003560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,201,871.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: July 7, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nicole S. Loeffler, Esq.
Manning, Fulton & Skinner, P.A.
3605 Glenwood Avenue, Suite 500
Raleigh, NC 27612

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CQ Landlord (Multi) LLC c/o W.P. Carey & Co. LLC	General Parts Distribution LLC	060 00 0 084.00
50 Rockefeller Plaza, 2nd Floor New York, NY 10020	2635 East Millbrook Road Raleigh, NC 27604 Attn: Leslie Shanahan Senior Property Tax Accountant	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GPI PROPERTIES 1995 LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CQ LANDLORD (MULTI) LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to matters of public record, as set forth on **EXHIBIT B** attached hereto and made a part hereof ("Permitted Exceptions").

unimproved ☐

This is improved ☒ property, known as 417 BRICK CHURCH PARK DRIVE, NASHVILLE, TENNESSEE 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, its successors and assigns forever, GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Exceptions.

GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of December, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized trustee on said day and date.

[SIGNATURE BLOCK AND NOTARY ON FOLLOWING PAGE]

GPI Properties 1995 LLC
a North Carolina limited liability company

By: Valley Master Partnership Limited Partnership
a North Carolina limited partnership, Manager

By: Bannack, Ltd.
a Delaware business trust, General Partner

By: _____
Thomas B Hines, Trustee

STATE OF North Carolina
COUNTY OF Wake

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Thomas B. Hines, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Bannack, Ltd., a Delaware business trust ("Trust"), general partner of Valley Master Partnership Limited Partnership, a North Carolina limited partnership ("Valley"), manager of maker GPI Properties 1995 LLC, a North Carolina limited liability company, and that he as such Trustee of said Trust, as such general partner of Valley, as such manager of maker, being duly authorized so to do, executed the foregoing instrument on behalf of maker for the purposes therein contained, by signing the name of maker by said manager, by said Trust, by himself/herself as such Trustee.

WITNESS my hand and seal, at office, this 13th day of December, 2010.

Notary Public: Elisabeth K Jones

Printed Name: Elisabeth K Jones

My Commission Expires: 11/24/2013

ELISABETH K. JONES NOTARY PUBLIC WAKE COUNTY, NC

File Number:
RETURN TO:

Once recorded, please return to:
Stewart Title Guaranty Company
5935 Carnegie Blvd, Suite 101
Charlotte, NC 28209

EXHIBIT A

7. Property Number 10476, 417 Brick Church Park Drive, Nashville, TN

BEING a 286,785 Square Foot tract of land situate in Davidson County, Tennessee, and being all of a tract of land described in deed to GPI Properties 1995, LLC, recorded in Deed Book 10027, Page 433 of Records of Davidson County, Tennessee, some being all of Lot No. 14, on the plan of Resubdivision of Lot 8, 9 and 14, Brick Church Business Park Phase Two, of record in Plat Book 8250, Page 419 of Records of Davidson County, Tennessee, and being described by metes and bounds as follows:

BEGINNING at a point in the curving Easterly Right-of-Way line of Brick Church Park Drive (60-foot wide Public Right-of-Way) for the southwest corner of beforementioned Lot 14 from which a 1/2-inch Iron Rod with cap stamped "Cherry Land Survey" found bears South 37°12'00" West, a distance of 1.19 feet;

THENCE, with the Easterly Right-of-Way line of Brick Church Park Drive, the following:

- Northeasterly, with the curve to the left, through a central angle of 16°44'44", having a radius of 310.00 feet, a chord bearing and distance of North 36°12"03" East, 90.28 feet, an arc distance of 90.60 feet to a 5/8-inch Iron Rod with cap "BWS&C Nashville" found for corner,
- North 27°49"42' East, a distance of 262.96 feet to a point for the beginning of a curve to the right;
- Northeasterly, with the curve to the right, through a central angle of 14°59'57", having a radius of 250.00 feet, a chord bearing and distance of North 35°19'42" East, 65.26 feet, an arc distance of 65.45 feet to a 1/2-inch Iron Rod with cop "BSW&C Nashville" found for corner;
- North 42°49'42" East, a distance of 114.69 feet to a 5/8-inch Rod found for the beginning of a curve to the right;
- Northeasterly, with the curve to the right, through a central angel of 83°37'14", having a radius of 30.00 feet, a chord bearing and distance of North 84°38'20" East, 40.00 feet, an arc distance of 43.78 feet to a point in the Southerly Right-of-Way line of Brick Church Park Drive (60-foot wide Public Right-of-Way) and the beginning of a reverse curve to the left;

THENCE, with the Southerly Right-of-Way line of Brick Church Park Drive, Southeasterly, with the curve to the left, through a central angle of 29°32'53", having a radius of 510.00 feet, a chord bearing a distance of South 68°19'25" East, 260.11 feet, an arc distance of 263.01 feet to a point;

THENCE, leaving the Southerly Right-of-Way line of Brick Church Park Drive with the Easterly line of said Lot 14, the following:

- South 06°53'37" West, a distance of 73.87 feet to a point;
- South 03°32'44" West, a distance of 337.12 feet to a point;
- South 86°26'34" East, a distance of 31.95 feet to a point;
- South 01°30'54" West, a distance of 267.06 feet to a point;

THENCE, with the Southerly line of said Lot 14, the following:

- North 88°29'06" West, a distance of 197.70 feet to a point;
- North 04°40'09" East, a distance of 101.42 feet to a point;
- North 66°44'56" West, a distance of 296.64 feet to a point;
- North 45°25'37" West, a distance of 149.51 feet to the POINT OF BEGINNING.

Containing 286,785 Square Feet (6.5837 Acres) of land, more or less.

EXHIBIT B

7. Property #10476 417 Brick Church Park Drive, Nashville, TN

1. Taxes for the year 2011 and subsequent years, a lien, not yet due and payable.

2. Easements, setback lines and any other matters shown or noted on plat recorded in Plat Book 6200, Page 781 and Plat Book 8250, Page 419, Davidson County Registry.

3. Terms, provisions, covenants, conditions, restrictions and easements, and charges, assessments and liens, if any, as set forth and described in Brick Church Business Park Subdivision Restrictive Covenants recorded in Book 8255, Page 536, Davidson County Registry.

4. Terms and conditions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6695 Page 60, Davidson County Registry.

5. Terms and conditions of Stormwater Detention Agreement recorded in Book 11517, Page 587, Davidson County Registry.