Davidson County DEEDWARRSP
Recvd: 11/16/12 10:43 6 pgs
Fees:33.00 Taxes:22200.00
20121116-0105864

This instrument prepared by: Cynthia Shapiro, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131	Upon recording, return to: CCS Title Agency, LLC 4975 Preston Park Boulevard, Suite 450B Plano, Texas 75093 Attn: Laura Baker

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BAKERWEST, GP 7355B Cockrill Bend Boulevard Nashville, Tennessee 37209	BAKERWEST, GP 7355B Cockrill Bend Boulevard Nashville, Tennessee 37209	07900007500 & 0700008200 7355 and 7351 Cockrill Bend Road, Nashville, Tennessee 37209

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GCCFC 2005-GG5 COCKRILL INDUSTRIAL, LLC**, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **BAKERWEST, GP**, a Tennessee general partnership ("**Grantee**"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to those items listed on **Exhibit B.**

This is improved property, known as 7355 and 7351 Cockrill Bend Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on **Exhibit B.**

Grantor binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under 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.

[SIGNATURE PAGE FOLLOWS]

Grantor has executed and delivered this Indenture as of the 13 day of November, 2012.

Witnesses:

GCCFC 2005-GG5 COCKRILL INDUSTRIAL, LLC, a Delaware limited liability company

By: LNR Partners, LLC, a Florida limited liability company, ~~its~~ manager

Signature: _____
Print Name: Yamilia Colmenero

By: _____
Name: Steven D. Ferreira
Title: Vice President

Signature: _____
Print Name: Jiannell Tavarez

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of November, 2012 by Steven D. Ferreira as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **GCCFC 2005-GG5 COCKRILL INDUSTRIAL, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

JIANNELL TAVAREZ
My Comm. Expires Jul 7, 2016
No. EE 203922
NOTARY PUBLIC
STATE OF FLORIDA

_____
Notary Public
Print Name: Jiannell Tavarez
Serial No. (if any): EE203922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,000,000.00.

Affiant (Grantee)

BAKERWEST, GP, a Tennessee general partnership

By: _____
Name: Kevin J. Baker
Title: General Partner

Subscribed and sworn to before me this 8th day of November, 2012.

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: 6-21-16

(Notary Seal)

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots No. 13 and 14 on the Plan of Resubdivision, Section Three, Cockrill Bend Industrial Complex, of record in Plat Book 6200, page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said property also being more particularly described, per survey by Steven D. Delle, R.L.S. of the State of Tennessee, License No. 1710, dated July 8, 2003, last revised September 9, 2003 and known as Job No. 03109, as follows:

Beginning at an iron rod situated in the southwesterly margin of Cockrill Bend Industrial Road, said point also being the northwesterly corner of the Skyy Blue, LLC property of record in Book 9896, Page 793, R.O.D.C., Tn.;

Thence, leaving said road, South 62° 51' 00" West, a distance of 519.88 feet to an iron rod;

Thence, North 27° 09' 00" West, a distance of 364.01 feet to an iron rod;

Thence, North 32° 52' 00" West, a distance of 202.00 feet to an iron rod;

Thence, North 53° 43' 00" West, a distance of 111.80 feet to an iron rod;

Thence, North 62° 51' 00" East, a distance of 90.00 feet to an iron rod;

Thence, North 27° 09' 00" West, a distance of 590.00 feet to an iron rod;

Thence, North 65° 34' 28" East, a distance of 280.00 feet to an iron rod;

Thence, North 77° 46' 00" East, a distance of 228.00 feet to an iron rod situated in the southwesterly margin of Cockrill Bend Industrial Road;

Thence, along said road, South 27° 09' 00" East, a distance of 1183.00 feet to the point of beginning and containing 635,996.101 square feet or 14.60 acres of land more or less.

Being the same property conveyed to Tennessee Industrial Properties, LLC, a Tennessee limited liability company, by deed from Ozburn-Hessey Storage Co., of record in Instrument No. 200006300065340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FRF 37, LLC, a limited liability company in Instrument 20030929-0143628 recorded 9/29/03, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville NI Industrial LLC, a limited liability company, in Instrument No. 20040914-0110836, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GCCFC 2005-GG5 COCKRILL INDUSTRIAL, LLC, a Delaware limited liability company, by Substitute Trustee's Deed recorded as Instrument No. 20120426-0035595 in the Register's Office, Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMRBANCES

(a) Real property taxes for 2012, a lien due and payable, but not yet delinquent.

(b) Zoning and other regulatory laws and ordinances affecting the Property.

(c) Easements for public utilities.

(d) Rights of tenants in possession under unrecorded leases or rental agreements.

(e) Right of Way dedication for Cockrill Bend Industrial Road as shown on Plat Map recorded on 09/15/1989 in Map Book 6250, Page 846 and as shown on survey dated June 4, 2012, revised October 6, 2012, prepared by John Coke Smith III, PLS# 2196, Job No. 0511043A.

(f) Plat Map recorded on 03/14/1986 in Map Book 6200, Page 889.

(g) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Deed recorded in Deed Book 6798, Page 309; Quitclaim Deed recorded in Deed Book 6991, Page 856; Quitclaim Deed recorded in Deed Book 7008, Page 848, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C § 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. § 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

(h) The following items as shown on survey dated November 7, 2012, prepared by John Coke Smith III, PLS# 2196, Job No. 0511043A: (a) Twenty (20) foot setback line along the northeast, southeast, southwest and northwest property lines; (b) Five foot by twenty-five foot (5' x 25') UAE located on the northeast property line; (c) Ten (10) foot drainage along the northeast property line and across the southeast property corner; (d) Ten (10) foot public utility and drainage easement along the northwest, southeast and southwest property lines; (e) Southwest corner of property lies within the 100 year flood area; (f) Overhead electric line across the southeast property corner; and (g) Loading area located over southwest property line.