BILL GARRETT, Davidson County
Trans:T20130066039 DEEDWARRSP
Recvd: 08/01/13 16:08 4 pgs
Fees:23.00 Taxes:41440.00
20130801-0080512

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Commerce Street Nashville Partnership 2400 Crestmoor Road Nashville, TN 37215	093-06-2000.00.01	Same as New Owner
Return to and This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 1st day of ~~July~~ August, 2013 by and between **WELLS VAF-330 COMMERCE STREET, LLC**, a Delaware limited liability company (hereinafter called "***Grantor***") and **COMMERCE STREET NASHVILLE PARTNERSHIP**, a Tennessee general partnership (hereinafter called "***Grantee***").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 330 Commerce Street, Nashville, Davidson, Tennessee.

STATE OF Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $11,200,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2013.

Notary Public
My Commission Expires: 6/10/14

LA HUNT NOTARY PUBLIC GEORGIA EXPIRES JUNE 10, 2014 COBB COUNTY

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee simple of the Property; that Grantor has good right to sell and convey the same; that the same is unencumbered, except for the Permitted Encumbrances; and that the title and quiet possession thereto Grantor will forever warrant and defend against the lawful claims of all persons claiming by, through and under Grantor, but not further or otherwise.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

WELLS VAF-330 COMMERCE STREET, LLC, a Delaware limited liability company

By: Wells Mid-Horizon Value-Added Fund I, LLC, a Georgia limited liability company, its sole member

By: Wells Investment Management Company, LLC, a Georgia limited liability company, its manager

By: _____
Name: Douglas P. Williams
Title: Senior Vice President

STATE OF Georgia

COUNTY OF Gwinnett

Before me personally appeared Douglas P. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Wells Investment Management Company, LLC, a Georgia limited liability company, manager of Wells Mid-Horizon Value-Added Fund I, LLC, a Georgia limited liability company, sole member of Wells VAF 330 Commerce Street, LLC, a Delaware limited liability company, the within named Grantor, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Patricia T. Morris, in the capacity herein described.

Witness my hand and seal this 29th day of July, 2013.



Notary Public
My commission expires: 6/10/14

EXHIBIT A
Legal Description

Being a volume of air containing 3,200,912 cubic feet, more or less, with its lower level boundary beginning at Elevation 529.69 which is the upper ceiling of the seventh floor of the structure below and with its upper level boundary being at Elevation 634.0 [said Elevations refer to mean sea level as established from State of Tennessee Project No. M-3243 (S) Bench Mark being a tag bold fire hydrant 270.00 feet south of Commerce Street as relocated on Second Avenue, Elevation 429.43 (Sea Level Datum)], together with all structures, buildings and improvements contained within said volume of air space and all real property contained therein above a parcel of land in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of Third Avenue, North, and the northerly margin of Commerce Street; thence, with said northerly margin, S62°30'03"W, 174.45 feet to the easterly margin of Printer's Alley; thence with said easterly margin, N27 ° 40'45W, 122.48 feet; thence N62 ° 20'37"E 1.00 feet; thence, continuing with the easterly margin of Printer's Alley, N27 °32'23"W, 53.40 feet; thence, N62 °08'37"E, 174.00 feet to a point in the westerly margin of Third Avenue, North; thence with said westerly margin, S27 °29'23"E, 54.00 feet; thence continuing with said westerly margin of Third Avenue, North, S27 °25'00"E, 122.96 feet to the point of beginning, containing 30,778 square feet or .071 acres, more or less.

Being the same property conveyed to Wells VAF – 330 Commerce Street, LLC, a Delaware limited liability company, by Special Warranty Deed of record at Instrument number 20071217-0144579, Register's Office for Davidson County, Tennessee, as corrected by Instrument Number 20100224-004217, Register's Office for Davidson County, Tennessee

EXHIBIT B
Permitted Encumbrances

1. Taxes and assessment for the year 2013, and all subsequent years, are a lien, not yet due and payable.

2. Rights of tenants in possession as tenants only under unrecorded leases.

3. Easement of record in Book 7849, page 627, Register's Office for Davidson County, Tennessee.

4. Ground Lease Estoppel Certificate and Agreement of record in Instrument No. 20110119-0005250, Register's Office for Davidson County, Tennessee.