BILL GARRETT, Davidson County
Trans:T20130066039 DEEDQC
Recvd: 08/01/13 16:11 3 pgs
Fees:17.00 Taxes:0.00
20130801-0080513

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	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WELLS VAF-330 COMMERCE STREET, LLC**, a Delaware limited liability company (the "***Grantor***"), hereby sells, assigns, and quitclaims to **COMMERCE STREET NASHVILLE PARTNERSHIP**, a Tennessee general partnership ("***Grantee***"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "***Property***").

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

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF Georgia
COUNTY OF Gwinnett

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public
My Commission Expires: 6/10/14

L A HUNT NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JUNE 10, 2014

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 1st day of August, 2012

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 Sr. VP 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 officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Douglas P. Williams in the capacity herein described.

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

Lathun

Notary Public
My commission expires: 6/10/14

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

EXHIBIT A
Legal Description

Being a volume of air containing 3,210,453 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 bolt fire hydrant 270.0 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, S 62° 30' 03" W, 174.45 feet to the easterly margin of Printer's Alley;

Thence, with said easterly margin, N 27° 40' 45" W, 122.48 feet;

Thence, N 62° 20' 37" E, 1.00 feet;

Thence, continuing with the easterly margin of Printers Alley, N 27° 32' 23" W, 53.40 feet;

Thence, N 62° 08' 37" E, 174.00 feet to a point in the westerly margin of Third Avenue, North;

Thence, with said westerly margin, S 27° 29' 23" E, 54.00 feet;

Thence, continuing with said westerly margin of Third Avenue North, S 27° 25' 00" E, 122.96 feet to the point of beginning;

Containing 30,778 square feet or 0.71 acre, more or less.

Being part of the same property conveyed to Commerce Street Nashville Partnership, a Tennessee general partnership, by Special Warranty Deed from Wells VAF - 330 Commerce Street, LLC, a Delaware limited liability company, of record in Instrument No. 2013 0801 - 0080512 Register's Office for Davidson County, Tennessee.