Return to Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20130077803 DEEDWARRSP
Recvd: 09/09/13 10:51 6 pgs
Fees:33.00 Taxes:6105.00
20130909-0094959

THIS INSTRUMENT WAS PREPARED BY:
Tim Peters, Esq.
Prologis, Inc.
4545 Airport Way
Denver, CO 80239

NAME AND ADDRESS OF NEW OWNER:
JH Elm Tree Partners, LLC
3715 Northside Parkway
Building 400, Suite 350
Atlanta, GA 30309
Attn: D. Boyd Johnson and Jay Young

SEND TAX BILL TO: SAME

RECORD AND ~~RETURN TO~~:
Seyfarth Shaw LLP
Attn: R. Terry Carroll II
1075 Peachtree Street, N.E.
Atlanta, GA 30309
47110035 52JA

TAX PARCEL NO. Map 95-13, Parcel 13

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 4th day of September, 2013, by **PROLOGIS–NORTH CAROLINA LIMITED PARTNERSHIP**, formerly known as **SCI-North Carolina Limited Partnership**, a Delaware limited partnership ("**Grantor**"), to **JH ELM TREE PARTNERS, LLC**, a Georgia limited liability company ("**Grantee**"), whose mailing address is 3715 Northside Parkway, Building 400, Suite 350, Atlanta, GA 30309.

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 the following described real estate, situated and being in Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; any state of facts which an accurate survey made of the Property as of the date hereof would show; any state of facts which a personal inspection of the Property made as of the date hereof would disclose; and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

PROLOGIS-NORTH CAROLINA LIMITED PARTNERSHIP, formerly known as
SCI-North Carolina Limited Partnership,
a Delaware limited partnership

By: ProLogis North Carolina GP LLC,
a Delaware limited liability company,
its general partner

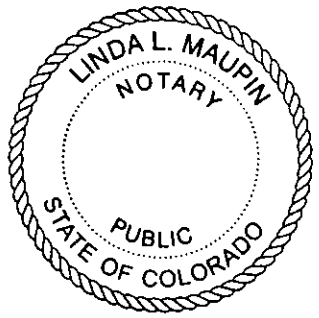
By: Prologis,
a Maryland real estate investment trust,
its sole member

By: _____
Name: Michael T. Blair
Title: Managing Director and
Deputy General Counsel

STATE OF COLORADO

CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 29th day of August, 2013, by Michael T. Blair, as Managing Director and Deputy General Counsel of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust; said real estate investment trust being the sole member of ProLogis North Carolina GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis-North Carolina Limited Partnership, a Delaware limited partnership.



Linda L. Maupin
Notary Public

My Commission Expires: June 21, 2016

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires: 12-16-2014

(NOTARIAL SEAL)

JH ELM TREE PARTNERS, LLC,
a Georgia limited liability company

By:
Name: PJ B Johnson
Title: Manager

SANDRA S. KALE
NOTARY PUBLIC
GWINNETT COUNTY, GA
Exp. Dec. 16, 2014

Exhibit A

The Property

A Tract of land in Davidson County, Tennessee, being Lots 17 and 18, on the Plan of Metropolitan Industrial Park, Resubdivision, Section 7, of record in Book 3842, page 256, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod located in the northern right of way margin of Elm Tree Drive, said point being 323.75 feet east of the centerline of Appleton Drive; thence leaving said right of way, North 27 degrees 58 minutes 00 seconds West, 270 feet to an iron rod; thence North 62 degrees 02 minutes 00 seconds East, 322.67 feet to a PK nail; thence South 27 degrees 58 minutes 00 seconds East, 270 feet to an iron rod in the northerly right of way margin of Elm Tree Drive; thence with said right of way margin, South 62 degrees 02 minutes 00 second West, 322.67 feet to the point of beginning containing 87,121 square feet, or 2.00 acres, more or less.

Being the same property conveyed to SCI North Carolina Limited Partnership, a Delaware limited partnership by Deed of Record in Book 9623, Page 990, in the Register's Office of Davidson County, Tennessee. By Certificate of Amendment to Certificate of Limited Partnership, of record as Instrument No: 20101129-0094634, in the Register's Office of Davidson County, Tennessee, the name of SCI North Carolina Limited Partnership was changed to Prologis-North Carolina Limited Partnership, a Delaware limited partnership.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2013, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 256, Register's Office for Davidson County, Tennessee.