SPECIAL WARRANTY DEED

Prepared by:

Jonathan P. Baumstark
GIBSON DUNN
Gibson, Dunn & Crutcher LLP
200 Park Avenue, New York, NY 10166-0193

Address new owner as follows:

FRDGS Highland Ridge, LLC
c/o Goldman Sachs Realty
Management, L.P.
1775 Pennsylvania Avenue NW
Suite 300
Washington, DC 20006
Attention: Asset Manager –
Highland Ridge

Send tax bills to:

FRDGS Highland Ridge, LLC
c/o Goldman Sachs Realty
Management, L.P.
1775 Pennsylvania Avenue NW
Suite 300
Washington, DC 20006
Attention: Asset Manager –
Highland Ridge

Map-Parcel Nos.:

Map 107/Parcel 112
Map 95/Parcel 108

BILL GARRETT, Davidson County
Trans:T20130089863 DEEDWARRSP
Recvd: 10/18/13 10:53 6 pgs
Fees:33.00 Taxes:129500.00
20131018-0109007

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THAT SVF HIGHLAND RIDGE, LLC, a Delaware limited liability company, owner of an undivided 70% tenant in common interest, and HR NASH, LLC, a Tennessee limited liability company, owner of an undivided 30% tenant in common interest ("***Grantors***"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee hereinafter named, whose mailing address is 1775 Pennsylvania Avenue NW, Suite 300, Washington, DC 20006, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, terms and provisions hereinafter set forth and described, has BARGAINED and SOLD, and by these presents does hereby TRANSFER and CONVEY, unto FRDGS HIGHLAND RIDGE LLC, a Delaware limited liability company ("***Grantee***"), its successors and assigns, certain real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all rights, tenements, hereditaments, easements, privileges and appurtenances pertaining thereto, including any right, title and interest of Grantors in and to (i) all roads, alleys, streets and rights-of-way bounding the real property described on **Exhibit A** and (ii) all strips or gores (collectively the "***Property***").

This conveyance, and all covenants and warranties contained herein, are made subject and subordinate to those exceptions (collectively, the "***Permitted Exceptions***") set forth on **Exhibit B** attached hereto and made a part hereof for all purposes.

This is improved property known as Highland Ridge I, 565 Marriott Drive, Nashville, Tennessee 37210 and Highland Ridge II located at 555 Marriott Drive , Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and representatives, to WARRANT AND FOREVER DEFEND the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the matters set forth above, except that no warranty is made as to the amount of acreage in the Property.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all property taxes on the Property for the year 2013 and subsequent years.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantors on the 17 day of October, 2013, to be effective for all purposes as of October 17, 2013.

SVF HIGHLAND RIDGE, LLC,
a Delaware limited liability company

By: First Fiduciary Realty Advisors, Inc.,
a California corporation,
its Manager

By: _____
Name: SCOTT DARLING
Title: PRESIDENT

BP

STATE OF CALIFORNIA)
) SS:
COUNTY OF LOS ANGELES)

On OCT. 15, 2013, before me, personally appeared SCOTT DARLING, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa Lee
Notary Public in and for said
County and State

LISA LEE
Commission # 1896088
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2014

(SEAL)

THE STATE OF CALIFORNIA §
§
COUNTY OF LOS ANGELES §

The actual consideration or value, whichever is greater, for this transfer is $35,000,000.00.

_____
Affiant SCOTT DARLING, PRESIDENT

Subscribed and sworn to before me, this 15th day of OCTOBER, 2013.

Lisa Lee
Notary Public, State of CALIFORNIA
COUNTY OF LOS ANGELES

LISA LEE
Commission # 1896088
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2014

HR NASH, LLC,
a Tennessee limited liability company

By: USAA Real Estate Company,
a Delaware corporation,
its managing member

By: _____
Name: JOHN POST
Title: Managing Director

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

Personally appeared before me, Melissa Williams, Notary Public, John Post, with whom I am personally acquainted and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Managing Director of USAA Real Estate Company, a Delaware corporation, and that said corporation is the managing member of HR NASH, LLC, a Tennessee limited liability company, and is authorized by said company to execute this instrument on behalf of HR NASH, LLC.

WITNESS my hand and official seal this 15th day of October, 2013.

MELISSA WILLIAMS
Notary Public
State of Texas
My Comm. Exp. 01-11-2016

Melissa Williams
Notary Public, State of Texas

THE STATE OF Texas §
§
COUNTY OF Bexar §

The actual consideration or value, whichever is greater, for this transfer is $35,000,000.00.

_____
Affiant

Subscribed and sworn to before me, this 15th day of October, 2013.

Melissa Williams
Notary Public, State of Texas

MELISSA WILLIAMS
Notary Public
State of Texas
My Comm. Exp. 01-11-2016

EXHIBIT A

Highland Ridge I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Highland Ridge, as shown on plat of record in Plat Book 5800, page 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Highland Ridge II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Highland Ridge, as shown on plat of record in Plat Book 5800, page 183, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to HR Nash, LLC, a Tennessee limited liability company, as to a 30% undivided interest, and SVF Highland Ridge, LLC, a Delaware limited liability company, as to a 70% undivided interest, by Deeds of record in Instrument No. 200601030000711 and Instrument No. 200601030000712, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records, as Tenants only.

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

3. Restrictive Covenants of record in Book 5762, Page 691 through 722, in the Register's Office for Davidson County, Tennessee, including lien for unpaid assessments.

4. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6055, Page 777, as amended and restated in Book 6408, Page 640. Said amendment and restatement was rerecorded in Book 6409, Page 17, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 5858, Page 316, in the Register's Office for Davidson County, Tennessee. (Pertains to Lot No. 1)

6. Development Agreement of record in Book 5762, Page 677, in the Register's Office for Davidson County, Tennessee.

7. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6010, Page 732. (Pertains to Lot No. 1)

8. Restrictive Covenants and Easements of record in Book 7713, Page 578, in the Register's Office for Davidson County, Tennessee.

9. The plat of record in Book 5800, Page 19 (LOT No. 1) indicates the following:

   (a) Minimum Building Setback Lines as shown.
   (b) 20' Public Utilities Easement.
   (c) 10' Public Utilities Easement.
   (d) Ingress and Egress to the lot permitted only as shown.
   (e) Public Utilities and/or Storm Drainage Easement as shown (Note #1).

10. The plat of record in Book 5800, Page 183 (LOT No. 2) indicates the following:

   (a) Minimum Building Setback Lines as shown.
   (b) 10' Public Utilities Easement.
   (c) Public Utilities and/or Storm Drainage Easement as shown.
   (d) 20' Public Utilities Easement as shown.
   (e) Ingress and Egress to this lot from Marriott Drive permitted only as shown.

11. Matters that would be shown on a current survey of the property.

Returned:

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