BILL GARRETT, Davidson County
Trans:T20130096640 DEEDWARRSP
Recvd: 11/13/13 10:27 4 pgs
Fees:23.00 Taxes:259000.00
20131113-0117276

THIS INSTRUMENT PREPARED BY:

DLA Piper LLP(US)
500 Eighth Street, NW
Washington, DC 20004
Attention: Kelly A. Booker, Esq.

ADDRESS OF NEW OWNER:	RESPONSIBLE TAXPAYER:	TAX MAP PARCEL NOs: 95-15-0
THE GC NET LEASE (NASHVILLE CENTURY) INVESTORS, LLC c/o Griffin Capital Corporation 2121 Rosecrans Avenue, Suite 3321 El Segundo, California 90245	THE GC NET LEASE (NASHVILLE CENTURY) INVESTORS, LLC c/o Griffin Capital Corporation 2121 Rosecrans Avenue, Suite 3321 El Segundo, California 90245	

STATE OF Georgia
COUNTY OF Fulton The actual consideration or value whichever is greater, for this transfer is $ $70,000,000.00

Affiant _____

Subscribed and sworn to before me this the 29 day of October 2013

Notary Public Anne Marro

My commission expires:
(Affix Seal)
August 28, 2017

ANNE MARRO NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA August 28, 2017

SPECIAL WARRANTY DEED
(One Century Place)

THIS INDENTURE, made ~~this~~ as of the 5th day of Nov, 2013, between WELLS REIT II-ONE CENTURY PLACE, LLC, a Delaware limited liability company ("Grantor"), and THE GC NET LEASE (NASHVILLE CENTURY) INVESTORS, LLC, a Delaware limited liability company ("~~Grantor~~ Grantee"):

WITNESSETH

For and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) and other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's interest in that certain real property located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee being Lot 1 on consolidation of Lot 1, Phase One Century City West, of record in Instrument No. 20080702-0068654, Register's Office for Davidson County, Tennessee.

Being the same land conveyed to Wells REIT II - One Century Place, L.L.C., a Delaware limited liability company by Special Warranty Deed from G & I IV OCP Venture, L.P., of record as Instrument No. 20070309-0029266, Register's Office for Davidson County, Tennessee.

Being the same land conveyed to One Century Place, LLC, a Delaware limited liability company by Quitclaim Deed from G & I IV Investment OCP GP Inc. and G &I Investment OCP LP Inc., of record as Instrument No. 20070102-0000168, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to those matters listed on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise set out herein, and we do further covenant and bind ourselves, our successors and assigns to warrant and defend the title to said premises unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by reason of actions of Grantor but no further or otherwise.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument or caused the same to be executed the day and year first above written.

WELLS REIT II – ONE CENTURY PLACE, LLC,
a Delaware limited liability company

By: Columbia Property Trust Operating Partnership, L.P.,
a Delaware limited partnership, its sole member

By: Columbia Property Trust, Inc.,
a Maryland corporation, its general partner

By: _____
Name: Randall D. Fretz
Title: Senior Vice President

State of Georgia
County of Fulton

This instrument was acknowledged before me on this 29 day of October, 2013 by Randall D. Fretz as Senior Vice President of Columbia Property Trust, Inc., the general partner of Columbia Property Trust Operating Partnership, L.P., the sole member of WELLS REIT II – ONE CENTURY PLACE, LLC, a Delaware limited liability company, on behalf of the company. He is ✓ personally known to me or ~~produced~~ _____ as identification.

WITNESS my hand and official seal at office in Fulton County, Georgia this 29 day of October, 2013.

Anne Marro
Notary Public

My Commission expires:
August 28, 2017

ANNE MARRO NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES August 28, 2017

EXHIBIT A

PERMITTED EXCEPTIONS

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

2. Terms, conditions, easements and rights as set forth in the Declaration of Protective Covenants, of record in Book 6504, page 723, as amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee, and as depicted on the ALTA/ACSM Land Title Survey by MK Associates, MKA Project No. 6158-13-2906-008 dated September 23, 2013 and last revised on October 4, 2013. (the "Survey")

3. Easements and setback lines shown on Plat of record in Plat Book 2663, page 127, Register's Office of Davidson County, Tennessee, and as depicted on the Survey.

4. Easements and setback lines shown on Plat of record in Instrument No. 20080702-0068654, Register's Office for Davidson County, Tennessee, and as depicted on the Survey.

5. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument Number 20100511-0036023, in the Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100511-0036003, in the Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080516-0050690, in the Register's Office for Davidson County, Tennessee.

8. Rights of Zurich American Insurance Company: Agreement of Lease dated July 28, 1995, as amended by the First Amendment to Lease dated January 28, 1997, the Second Amendment to Lease dated June 29, 2000, the Third Amendment to Lease dated June 15, 2004, the Fourth Amendment to Lease dated January 11, 2007, Fifth Amendment to Lease dated February 29, 2012, the Sixth Amendment to Lease dated June 8, 2012, and the Seventh Amendment to Lease dated August 31, 2012, as tenant only, with no options to purchase, rights of first refusal or rights of first offer with respect to all or any portion of the real property described in the Special Warranty Deed to which this Exhibit A is attached.