BILL GARRETT, Davidson County
Trans:T20130096640 DEEDQC
Recvd: 11/13/13 10:28 6 pgs
Fees:32.00 Taxes:0.00
20131113-0117277

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 NO:
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	95-15-0

STATE OF Georgia
COUNTY OF Fulton

The actual consideration ~~of value which is greater~~ for this transfer is $ 0 .

Affiant _____

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

Notary Public Anne Marro

My commission expires:
August 28, '17

ANNE MARRO NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA August 28, 2017
(Affix Seal)

QUITCLAIM 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, remised, released, quitclaimed and conveyed, and does hereby bargain, sell, remise, release, quitclaim 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 on **Exhibit A** attached hereto.

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

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

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

My Commission expires:

August 28, 2017

EXHIBIT A

All that certain piece, parcel or tract of land, situate, lying and being in the County of Davidson, City of Nashville, State of Tennessee, and containing 28.366 acres, being more particularly described having metes and bounds as follows, to-wit:

BEGINNING at an iron pin found capped on the southerly right of way of Old Elm Hill Pike, said point being the start of a transition curve to the westerly right of way of McGavock Pike; thence running 74.35 feet along the transition curve to the right having a radius of 45.00 feet, a chord bearing and distance of South 20 Degrees, 49 Minutes, 33 Seconds East, 66.18 feet, to a an iron pin found capped on the westerly right of way of McGavock Pike; thence continuing along the westerly right of way of McGavock Pike, South 26 Degrees, 26 Minutes, 22 Seconds West, 51.18 feet, to a iron pin found capped; thence continuing along said right of way, 193.06 feet along a curve to the left having a radius of 385.00 feet, a chord bearing and distance of South 12 Degrees, 30 Minutes, 13 Seconds West, 191.05 feet, to an iron pin found capped; thence continuing along said right of way South 09 Degrees, 19 Minutes, 34 Seconds East, 15.26 feet, to an iron pin found capped; thence continuing along said right of way 209.04 feet along a curve to the left having a radius of 683.32 feet, a chord bearing and distance of South 8 Degrees, 58 Minutes, 14 Seconds East, 208.23 feet, to a point in the asphalt driveway; thence continuing along said right of way, South 17 Degrees, 42 Minutes, 51 Seconds East, 98.53 feet, to an iron pin found capped; thence continuing along said right of way, South 72 Degrees, 07 Minutes, 47 Seconds West, 4.90 feet, to a bent iron pin found; thence continuing along said right of way, South 18 Degrees, 39 Minutes, 51 Seconds East, 34.82 feet, to an iron pin found capped; thence continuing along said right of way, 469.93 feet along a curve to the right having a radius of 940.18 feet, a chord bearing and distance of South 03 Degrees, 24 Minutes, 59 Seconds East, 465.05 feet, to an iron pin found capped; thence continuing along said right of way, South 10 Degrees, 53 Minutes, 46 Seconds West, 41.76 feet, to an iron pin found capped; thence beginning a transition from the right of way of McGavock Pike to the right of way of Century Boulevard, 78.53 feet along a curve to the right having a radius of 50.00 feet, a chord bearing and distance of South 55 Degrees, 53 Minutes, 05 Seconds West, 70.70 feet, to a PK Nail found on the right of way of Century Boulevard; thence continuing along the right of way of Century Boulevard, North 79 Degrees, 04 Minutes, 57 Seconds West, 80.28 feet, to an iron pin found capped; thence continuing along the right of way of Century Boulevard, 395.70 feet along a curve to the left having a radius of 366.15 feet, a chord bearing and distance of South 69 Degrees, 56 Minutes, 25 Seconds West, 376.72 feet, to an iron pin set capped; thence continuing along said right of way, 152.60 feet along a curve to the left having a radius of 323.54 feet, a chord bearing and distance of South 25 Degrees, 28 Minutes, 41 Seconds West, 151.19 feet, to an iron pin set capped; thence continuing along said right of way, South 11 Degrees, 55 Minutes, 23 Seconds West, 118.02 feet, to an iron pin found capped at the common corner with the property of Rosemont Lakeview Operating LLC; thence leaving the right of way of Century Boulevard and running along the common boundary with the property of Rosemont Lakeview Operating LLC, North 77 Degrees, 49 Minutes, 27 Seconds West, 29.80 feet, to an iron pin found capped; thence continuing along the common boundary with the property of Rosemont Lakeview Operating LLC, North 11 Degrees, 47 Minutes, 31 Seconds East, 30.02 feet, to an iron pin found capped; thence continuing along the common boundary with the property of Rosemont Lakeview Operating LLC, North 77 Degrees, 57 Minutes, 06 Seconds West, 27.01 feet, to an iron pin found capped; thence continuing along the common boundary with the property of Rosemont Lakeview Operating LLC, 330.49 feet along a curve to the right having a radius of 151.00 feet, a chord bearing and distance of North 15 Degrees, 26 Minutes, 26 Seconds West, 268.36 feet, an iron pin set capped; thence continuing along the common boundary with the property of Rosemont Lakeview Operating LLC, North 05 Degrees, 54 Minutes, 02 Seconds East, 13.39 feet, to an iron pin set capped; thence continuing along the common boundary with the property of

Rosemont Lakeview Operating LLC, North 84 Degrees, 08 Minutes, 03 Seconds West, 163.83 feet, to an iron pin found, the common corner with Lot 30 of the Highlands owned by William Garry Green & Karen L Green & Timothy D Green; thence running along the common boundary with Lot 30 of the Highlands owned by William Garry Green & Karen L Green & Timothy D Green, North 81 Degrees, 32 Minutes, 04 Seconds West, 150.83 feet, to an iron pin found capped on the right of way of Ermac Drive; thence turning and running along the right of way of Ermac Drive, North 8 Degrees, 54 Minutes, 19 Seconds East, 713.12 feet, to an iron pin set capped; thence continuing along said right of way, 70.36 feet along a curve to the left having a radius of 2025.00 feet, a chord bearing and distance of North. 7 Degrees, 43 Minutes, 55 Seconds East, 70.36 feet, to an iron pin set capped; thence continuing along said right of way, North 06 Degrees, 56 Minutes, 27 Seconds East, 166.91 feet, to an iron pin set capped; thence continuing along said right of way, North 06 Degrees, 56 Minutes, 32 Seconds East, 94.50 feet, to an iron pin set capped; thence continuing along said right of way 199.09 feet along a curve to the right having a radius of 2532.90 feet, a chord bearing and distance of North 09 Degrees, 17 Minutes, 37 Seconds East, 199.04 feet, to an iron pin set capped; thence continuing along said right of way 142.94 feet along a curve to the left having a radius of 1214.86 feet, a chord bearing and distance of North 08 Degrees, 06 Minutes, 18 Seconds East, 142.86 feet, to an iron pin found; thence continuing along said right of way North 04 Degrees, 42 Minutes, 22 Seconds East, 71.62 feet, to an iron pin set capped; thence continuing 46.43 feet along a curve to the right being a transition to the right of way of Old Elm Hill Pike and having a radius of 25.00 feet, a chord bearing and distance of North 57 Degrees, 57 Minutes, 18 Seconds East, 40.04 feet, to an iron pin set capped on the right of way of Old Elm Hill Pike; thence continuing along the right of way of Old Elm Hill Pike 38.77 feet along a curve to the right having a radius of 542.94 feet, a chord bearing and distance of South 66 Degrees, 47 Minutes, 42 Seconds East, 38.76 feet, to an iron pin set capped; thence continuing along said right of way South 64 Degrees, 58 Minutes, 00 Seconds East, 51.97 feet, to an iron pin set capped; thence continuing along said right of way South 66 Degrees, 01 Minutes, 37 Seconds East, 208.02 feet, to an iron pin found capped; thence continuing along said right of way South 63 Degrees, 37 Minutes, 53 Seconds East, 45.43 feet, an iron pin found capped; thence continuing along said right of way 162.92 feet along a curve to the left having a radius of 660.00 feet, a chord bearing and distance of South 72 Degrees, 52 Minutes, 26 Seconds East, 162.50 feet, to a PK Nail Found; thence continuing along said right of way South 79 Degrees, 53 Minutes, 56 Seconds East, 55.62 feet, to an iron pin found capped; thence continuing along said right of way 138.23 feet along a curve to the right having a radius of 672.80 feet, a chord bearing and distance of South 74 Degrees, 01 Minutes, 48 Seconds East, 137.98 feet, to an iron pin set capped; thence continuing along said right of way South 68 Degrees, 11 Minutes, 03 Seconds East, 66.72 feet, to the POINT OF BEGINNING, as shown on the plat of the survey by Smith Surveyors, Inc, on the 29th day of September in the year of Our Lord 2013 and in the 237th year of the sovereignty and independence of the United States of America.

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.

EXHIBIT B

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 May 9, 2013 and last revised on September 30, 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 Book 9700, pages 572 and 573, Register's Office for Davidson County, Tennessee, and as depicted on the Survey.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.