NCS-486dd098

Davidson County DEEDWARRSP
Recvd: 01/29/14 10:49 9 pgs
Fees:48.00 Taxes:11412.65
20140129-0007998

SPECIAL WARRANTY DEED

Shoppes at Home Depot

THIS DEED (this "Deed") is made and entered into effective as of this 28th day of January, 2014, by and between 1135-1141 Bell Road Holdings, LLC, a Maryland limited liability company, whose address is c/o CWCapital Asset Management LLC, Special Servicer, 7501 Wisconsin Avenue, Suite 500, West, Bethesda, Maryland 20814, Attn: Legal Department, party of the first part, hereinafter referred to as "Grantor", and IX CW Bell Road, L.P., a Delaware limited partnership, whose address is c/o Starwood Capital Group, 591 W. Putnam Avenue, Greenwich, CT 06830, Attn: Ellis Rinaldi, party of the second part, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT Grantor has BARGAINED AND SOLD and does hereby GRANT AND CONVEY, unto Grantee, its successors and assigns forever, the property situated in, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto. This improved property is commonly known as 1135-1141 Bell Road & Cane Ridge Road, Davidson County, Tennessee.

TO HAVE AND TO HOLD said above described property, together with all improvements thereon and all appurtenances thereunto appertaining, unto Grantee, its successors and assigns in fee simple forever, and Grantor does hereby warrant and defend the Property unto Grantee, its successors and assigns against all persons lawfully claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject, however, to: all assessments, easements, declarations,

covenants, encumbrances, restrictions, and all other matters of record; liens for the ad valorem taxes assessed against said property for the current and subsequent tax years, which Grantee assumes and agrees to pay; and all applicable building, zoning and health enactments.

[Signature appears on the following page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 28th day of January, 2014.

GRANTOR:

1135-1141 Bell Road Holdings, LLC, a Maryland limited liability company

By: U. S. Bank, National Association, as Trustee, successor to Wells Fargo Bank, N.A., as Trustee for the registered holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2006-C28, its sole member/manager (the "Trust")

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: _____
Name: Kenneth L. Frank
Title: Managing Director

[Signature page to Special Warranty Deed – (Shoppes at Home Depot)]

STATE OF MARYLAND)
) SS:
COUNTY OF BALTIMORE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Frank, who acknowledged that he executed the foregoing for the purposes herein contained and further acknowledged that he is Managing Director of CWCapital Asset Management LLC, a Delaware limited liability company, the Grantor, and is authorized by the Grantor to execute this instrument on its behalf. Witness my hand and official seal this 24th day of JANUARY, 2014.

Susan C. Stehlik
Notary Public SUSAN C. STEHLIK

My Commission Expires: 7/15/2015



[Signature page to Special Warranty Deed – (Shoppes at Home Depot)]

EXHIBIT A

PROPERTY DESCRIPTION
(See Attached)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF BELL RIDGE COMMONS, THIRD REVISION, OF RECORD IN PLAT BOOK 7900, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO STORAGE ASSOCIATES, L.P. BY SPECIAL WARRANTY DEED FROM COMMERCE TRADING CORPORATION, A TENNESSEE CORPORATION OF RECORD IN BOOK 9162, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY QUITCLAIM DEED FROM HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION OF RECORD IN BOOK 9174, PAGE 852, SAID REGISTER'S OFFICE. THE SAID STORAGE ASSOCIATES, L.P. HAVING SINCE CHANGED ITS NAME TO SHOPPES AT HOME DEPOT, L.P. AS EVIDENCED BY AMENDMENT TO THE CERTIFICATE OF LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20050913-0109660, SAID REGISTER'S OFFICE.

ALSO KNOWN AS:

SURVEYOR'S DESCRIPTION

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTH SIDE OF BELL ROAD, WEST OF 1-24 AND BEING LOT ONE ON THE PLAN OF THIRD REVISION, BELL RIDGE COMMONS, AS OF RECORD IN PLAT BOOK 7900, PAGE 853, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF BELL ROAD, SAID POINT BEING 992.9 FEET, MORE OR LESS, WEST OF THE WESTERLY RIGHT-OF-WAY OF CANE RIDGE ROAD AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD, N 88 DEG. 52' 57" W, 19.00 FEET TO THE SOUTHEAST CORNER OF LOT TWO, SECOND REVISION, BELL RIDGE COMMONS, AS OF RECORD IN PLAT BOOK 7900, PAGE 157, R.O.D.C.;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD AND FOLLOWING THE EASTERLY PROPERTY LINE OF SAID LOT TWO THE FOLLOWING CALLS:

N 08 DEG. 52' 57" W, 316.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 44.00 FEET TO A POINT;
N 08 DEG. 52' 57" W, 190.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 68.00 FEET TO A POINT;
N 08 DEG. 52' 57" W, 94.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 48.00 FEET TO A POINT;
N 00 DEG. 46' 43" E, 168.49 FEET TO A POINT IN THE SOUTHERLY LINE OF CEDAR POINTE PROPERTIES, LTD., AS OF RECORD IN BOOK 6747, PAGE 392, R.O.D.C.;

THENCE, WITH CEDAR POINT PROPERTIES, LTD., THE FOLLOWING CALLS:

DUE EAST 29.75 FEET TO A POINT,
N 48 DEG. 31' 15" E, 110.00 FEET TO A POINT;
N 00 DEG. 31' 15" W, 223.57 FEET TO A POINT IN COLLINS CREEK;

THENCE, WITH COLLINS CREEK, S 84 DEG. 29' 15" E, 29.70 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF CANE RIDGE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY OF CANE RIDGE ROAD THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT 13.33 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEG. 20' 52", A RADIUS OF 325.33 FEET, A TANGENT OF 6.67 FEET AND A CHORD OF S 47 DEG. 10' 49" E, 13.33 FEET;

S 47 DEG. 22' 13" E, 312.14 FEET TO A POINT;

ALONG A CURVE TO THE RIGHT 179.57 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEG. 43' 50', A RADIUS OF 1178.46 FEET, A TANGENT OF 89.96 FEET AND A CHORD OF S 43 DEG. 00' 19" E. 179.40 FEET;

S 38 DEG. 38' 24" E, 93.74 FEET TO A POINT;

ALONG A CURVE TO THE LEFT 46.03 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEG. 12' 01", A RADIUS OF 824.04 FEET, A TANGENT OF 23.02 FEET AND A CHORD OF S 40 DEG. 14' 24" E, 46.02 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY OF CANE RIDGE ROAD AND FOLLOWING THE NORTHWESTERLY LINE OF SAL VADOR RAMIREZ, ET. AL., AS OF RECORD IN INSTRUMENT NO. 20041190139386, R.O.D.C., S 48 DEG. 09' 06" W, 158.60 FEET TO A POINT;

THENCE, WITH THE WESTERLY LINE OF SAID RAMIREZ, S 00 DEG. 45' 36" W, 246.60 FEET TO THE NORTHEAST CORNER OF LOT THREE, THIRD REVISION, BELL RIDGE COMMONS, AS OF RECORD IN BOOK 7900, PAGE 853, R.O.D.C.;

THENCE, LEAVING SAID WESTERLY LINE OF RAMIREZ, AND FOLLOWING THE NORTHERLY PROPERTY LINE OF SAID LOT THREE, N 89 DEG. 14' 24" W, 165.00 FEET TO A POINT;

THENCE, S 10 DEG. 45' 48" W, 12.55 FEET TO A POINT;

THENCE, S 81 DEG. 07' 03" W, 56.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT THREE;

THENCE, S 06 DEG. 13' 39" E, 200.52 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 1135-1141 BELL ROAD HOLDINGS LLC, BY TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 201109020068440, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument was prepared by:

Eric J. Smith, Esq.
Venable LLP
750 E. Pratt Street, Suite 900
Baltimore, MD 21202

After recording return to:

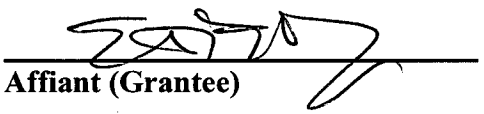
First American Title Insurance Company
National Commercial Services
1825 Eye Street, NW, Suite 302
Washington, D.C. 20006
Attn: Brian Lobuts

Address of New Owners	**Send Tax Bills to:**	**Map/Parcel Numbers:**
as follows:		**Parcel 77.00**
		Tax map 163
c/o Starwood Capital Group	c/o Starwood Capital Group	
591 W. Putnam Avenue	591 W. Putnam Avenue	
Greenwich, CT 06830	Greenwich, CT 06830	
Attn: Ellis Rinaldi	Attn: Ellis Rinaldi	

STATE OF Tennessee
COUNTY OF Davidson

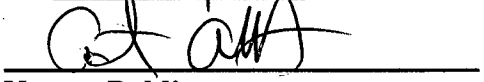
The actual consideration or value, whichever is greater, of this transfer is $ 3,084,500

IX CW BELL ROAD, L.P.,
a Delaware limited partnership,
By: IX CW Bell Road GP, L.L.C.,
its general partner,



Affiant (Grantee)

Sworn to and subscribed before me, this 23rd day of January, 2014.



Notary Public

My commission expires: Feb 28, 2017

NY 243534480v2

CATHERINE ARNETT
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2017

True Copy Certification

I, Gibson Reese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Devon Boyles a notary public for this county and state, Gibson Reese who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-27-14

Notary' Seal (if on paper)

DEVON BOYLES
COMM. #1894010
Notary Public - California
Orange County
My Comm. Expires June 27, 2014