Returned:
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067
615-224-7400

This instrument prepared by:
Yale Riley
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, TN 37067

SPECIAL WARRANTY DEED

Address of New Owners and Send Tax Bills To:

RLF I-A SPE, LLC, a Delaware limited liability company
201 West Street, Suite 200
Annapolis, Maryland 21401

Map 80
Parcels 18.00 and 54.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Maersk Inc., a New York corporation**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **RLF I-A SPE, LLC, a Delaware limited liability company**, Grantee, its successors and assigns, that certain real estate located in Davidson County, Tennessee, described as follows:

Tract I:
LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maersk Inc., a New York corporation, by deed of record in Instrument No. 20120910-0081652, Register's Office for Davidson County, Tennessee.

Tract II:
LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Maersk Inc., a New York corporation in Instrument No. 201305030044730, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit A attached hereto.

BILL GARRETT, Davidson County
Trans:T20140013283 DEEDWARRSP
Recvd: 02/26/14 09:11 4 pgs
Fees:23.00 Taxes:4989.08
20140226-0016277

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 14 day of February, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Maersk Inc., a New York corporation

By: Michael Colangelo
Its: VP-CONTROLLER MICHAEL COLANGELO

STATE OF New Jersey
COUNTY OF Hunterdon

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Colangelo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the VP Controller of **Maersk Inc., a New York corporation**, the within named bargainor, and that _____, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Madison N.J., this day of February, 2014.

B E Goracy
Notary Public

STATE OF NEW JERSEY NOTARY PUBLIC BARRY E GORACY

My Commission Expires:

BARRY E GORACY
Notary Public
State of New Jersey
My Appointment Expires June 12, 2018

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $1,348,400.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2014.

Notary Public

My commission expires:
(affix stamp/seal)

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017

EXHIBIT A

Encumbrances:

1. Taxes for the year 2014; a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 825, Register's Office for Davidson County, Tennessee.

3. Release and Surrender of Easement of record in Book 9386, Page 1, as re-recorded in Book 9387, page 745, said Register's Office.

4. Matters shown on that ALTA/ACSM survey prepared by _____and Mapping, Inc. dated December 10, 2013, last revised _____for American Surveying and designated as Project No. _____:

   a. The chainlink fence with the electric fence along the north and west property lines encroaches onto the adjacent property by a maximum of 4.0'