RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:
c/o Gramercy Property Trust Inc.
521 Fifth Avenue, 30th Floor
New York, New York 10175
Attn: Allan Rothschild

BILL GARRETT, Davidson County
Trans:T20140036300 DEEDWARRSP
Recvd: 05/23/14 11:09 6 pgs
Fees:33.00 Taxes:60957.50
20140523-0044681

THIS INSTRUMENT PREPARED BY:
Richard F. Levin, Esq.
Grossberg, Yochelson, Fox & Beyda, LLP
2000 L Street NW, Suite 675
Washington, D.C. 20036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of May, 2014, between SOUTHPLACE ASSOCIATES, LLC, a Delaware limited liability company ("Transferor") and GPT NASHVILLE OWNER LLC, a Delaware limited liability company ("Transferee"), whose address is c/o Gramercy Property Trust Inc., 521 Fifth Avenue, 30th Floor, New York, New York 10175 Attn: Allan Rothschild.

Transferor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Transferee, the receipt whereof is hereby acknowledged, does hereby convey to Transferee, its heirs, successors, and assigns, the real property situated in the County of Davidson and State of Tennessee which is more particularly described on Exhibit A hereto, being the same property conveyed to Transferor herein by Special Warranty Deed of record at Instrument No. 20010719-0076899, Register's Office for Davidson County, Tennessee, together with any appurtenances thereto, and together with any estate, right, title, interest or claim of Transferor, either in law or equity, to the above premises, but SUBJECT, HOWEVER, TO those certain exceptions more particularly described in Exhibit B hereto.

Transferor hereby covenants with Transferee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Transferor, but against none other.

Property Address: 5880 Nolensville Pike
Nashville, Tennessee

Map Parcel Numbers: Map 172; Parcel 122

Transferee Tax Bill Address: GPT Nashville Owner LLC
c/o Gramercy Property Trust Inc.
521 Fifth Avenue, 30th Floor
New York, New York 10175
Attn: Allan Rothschild

IN WITNESS WHEREOF, this deed has been executed as of the day and year first written above.

SOUTHPLACE ASSOCIATES, LLC
a Delaware limited liability company

By: _____(SEAL)
Christopher W. Robertson, Sr., Manager

STATE OF ARKANSAS_____)
) SS
COUNTY OF PULASKI_____)

I, Nikki Madden, a Notary Public in and for the above referenced jurisdiction, do hereby certify that Christopher W. Robertson, Sr., Manager of Southplace Associates, LLC, a Delaware limited liability company, party to the foregoing and annexed Special Warranty Deed, bearing date on the 19th day of May, 2014, personally appeared before me in said jurisdiction, the said Christopher W. Robertson, Sr , being personally well known or proven to me as the person who executed the said instrument, and acknowledged the same to be his act and deed.

Given under my hand and seal this 19th day of May, 2014.

OFFICIAL SEAL
NIKKI MADDEN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 03-09-15

Notary Public

My commission expires:

EXHIBIT A

Legal Description

That certain land in Davidson County, Tennessee, being Lot No. 1 of South Place Office Park, of record in Plat Book 6900 page 696, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument located in the easterly right-of-way margin of Nolensville Pike, 40 foot right-of-way from centerline, said monument is the northwesterly property corner of the herein described tract and is also the southwesterly property corner of the Thomas H. Smith Property as described in Deed Book 3343, Page 196, R.O.D.C., Tennessee; thence leaving the aforementioned right-of-way margin and following the southerly boundary of the aforementioned T. H. Smith property South 80° 16' 44" East a distance of 284.38 feet to a concrete monument; thence leaving the T. H. Smith property South boundary and following the southerly boundary of the Woodbine Funeral Home, Inc. property as described in Deed Book 6592, Page 805, R.O.D.C., Tennessee, South 80° 07' 15" East a distance of 91.42 feet to a concrete monument; thence following the R. G. Gregory and V. M. Williams boundary as described in Deed Book 6309, Page 864, R.O.D.C., Tennessee, South 09°50'13" West a distance of 31.99 feet to a concrete monument; thence South 27° 55' 02" East a distance of 197.10 feet to a concrete monument; thence South 41° 24'58" East a distance of 99.75 feet to a concrete monument: thence South 64° 53' 46" East a distance of 192.80 feet to a concrete monument; thence following the easterly boundary of Monte Carlo Estates Section I as recorded in Plat Book 4675, Page 68, R.O.D.C., Tennessee, South 34°46'45" East a distance of 270.73 feet to a concrete monument; thence South 60° 17'08" West a distance of 176.32 feet to a concrete monument; thence North 55°23'40" West a distance of 146.02 feet to a concrete monument; thence South 58°31'32" West a distance of 179.91 feet to a concrete monument; thence South 25°03'21" West a distance of 169.54 feet to a concrete monument; thence south 17°39'17" East a distance of 125.05 feet to a concrete monument; thence South 17°13'44' West a distance of 291.60 feet to a concrete monument located in the northerly right-of-way margin of Barnes Road 30 foot right-of-way from centerline; thence following said right-of-way margin North 72°50'10" West a distance of 298.54 feet to a concrete monument; thence following a curve to the right having a radius of 25 feet, a central angle of 69°07'11" for an arc distance of 30.16 feet to a concrete monument located in the easterly right-of-way margin of Nolensville Pike, 40 feet right-of-way to centerline; thence following said right-of-way margin North 03°42'59" West a distance of 540.34 feet to a concrete monument; thence following a Curve to the right having a radius of 2,825.00 feet, a central angle of 13°11'51" for an arc distance of 650.71 feet to the point of beginning, tract contains 14.452 acres, more or less, or 629,526 square feet. more or less.

Being the same property conveyed to Southplace Associates LLC, a Delaware limited liability company by Deed from The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, dated 07/19/2001 and filed for record on 07/19/2001 in Instrument 200107190076899, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

- Taxes for the year 2014 and subsequent tax years; a lien, but not yet due or payable.

- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 696, Register's Office for Davidson County, Tennessee.

- Easement granted to the First Suburban Utility District of Davidson County, Tennessee (Radnor Water District) of record in Book 4656, Page 389, in the Register's Office for Davidson County, Tennessee.

- Amendment to a public utility and private ingress and egress easement and water lines to private water lines of record in Book 7898, Page 723, in the Register's Office for Davidson County, Tennessee.

- Any inaccuracy in the area, square footage or acreage of the land described in Exhibit A.

- Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by Tony Reasons II, RLS No. 1665, The Reasons Company, Franklin, TN, dated1/9/14, last revised 3/3/14, Bock & Clark project no. 201303189-001.

Consideration Affidavit

STATE OF New York

COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $16,475,000.00.

GPT NASHVILLE OWNER LLC, a Delaware limited liability company

By: _____
Affiant

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

_____
Notary Public

BANICA DEFRANK
Notary Public, State of New York
No. 01DE6283659
Qualified in Queens County
Commission Expires 06/03/2017

My commission expires: _____ (Affix Seal)