Return to:

Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

This instrument prepared by:
Randall C. Single
Greenberg Traurig LLP
1900 University Avenue, Fifth Floor
East Palo Alto, California 94303

BILL GARRETT, Davidson County
Trans:T20140074476 DEEDWARRSP
Recvd: 10/02/14 15:57 5 pgs
Fees:28.00 Taxes:36830.41
20141002-0091343

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of October, 2014, by and between TN Nashville, LLC, a North Carolina limited liability company ("Grantor"), and TN Union Owner, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee that certain real property more particularly described on Exhibit A hereto and incorporated herein by reference (the "Real Estate"), situated and being in the City of Nashville, County of Davidson, Tennessee:

The Real Estate is the same property conveyed to Grantor herein by Instrument of record as Instrument No. 20110930-0075667, in the Davidson County Register's Office.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belong or in anywise appertaining unto Grantee, and Grantee's successors and assigns in fee simple forever.

Grantor Covenants with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2014 real estate taxes, which are to be prorated.

Grantor hereby covenants with Grantee that it will warrant and forever defend against the lawful claims of all persons claiming by or through Grantor but not otherwise, excepting all encumbrances of record.

WITNESS the signature of Grantor as of the day and year first above written.

TN NASHVILLE, LLC,

a North Carolina limited liability company

By: _____
Brent V. West, Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, a Notary Public in and for said county, personally appeared Brent V. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of TN Nashville, LLC, the within named bargainor, a North Carolina limited liability company, and that he/she as such Vice President, being authorized to so do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Vice President.

WITNESS MY HAND AND SEAL, at office, this 29th day of September, 2014.

Judith B Dobbins
NOTARY PUBLIC

My Commission Expires: 12-15-2016

(SEAL)

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

I, or we, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $9,954,164.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brent V. West, Affiant

Subscribed and sworn to before me this 29th day of September, 2014.

Judith B. Dobbins
Notary Public

My Commission Expires: 12-15-2016

JUDITH B. DOBBINS NOTARY PUBLIC WAKE COUNTY, NC

Property Address: 315 Union Street and 235 3rd Avenue N, Nashville, TN

Tax Parcel Identification Number: 09302315100 and 09302315200

Property owner and

entity responsible for payment

of real property taxes:

TN UNION OWNER, LLC

3701 National Drive, Suite 120

Raleigh, North Carolina 27612

Exhibit A

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right of Way (ROW) of 3rd Avenue North; bounded on the south by SCO Building Group, LLC, as recorded in Instrument Number 200608230103771, Registers Office of Davidson County (RODC), and by NCB Garage Partners, LLC, as recorded in Instrument Number 201212260119017, RODC; bounded on the west by the eastern ROW of Printers Alley (ROW varies); and bounded on the north by the southern ROW of Union Street. Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the southwest ROW intersection of said Union Street and 3rd Avenue North; thence along said western ROW of 3rd Avenue North South 27°37'37" East 44.50 feet to a set point; thence along the common line of said SCO Building Group with the following: South 62°30'22" West 100.17 feet to a set point; thence South 27°21'15" East 66.41 feet to a set point; thence along the common line of said NCB Garage Partners South 62°33'28" West 74.65 feet to a set point lying on said eastern ROW of Printers Alley; thence along said ROW North 27°09'36" West 110.84 feet to a set point lying on said southern ROW of Union Street; thence along said ROW North 62°30'17" East 174.23 feet to the point of beginning.

Bearings based on Instrument Number 201109300075667, RODC.

Being the same property described in Trustee's Deed recorded as Instrument No. 20110930-0075667, recorded in the Register's Office of Davidson County, TN.