Davidson County DEEDWARRSP
Recvd: 10/10/14 15:21 6 pgs
Fees:33.00 Taxes:20054.00
20141010-0094346

THIS INSTRUMENT WAS PREPARED BY:
Christianne C. Chen, Esq.
Prologis, Inc.
Pier 1, Bay 1
San Francisco, CA 94111

NAME AND ADDRESS OF NEW OWNER:
Space Park South, LLC
Attn: Mike Gorney
118A 30th Avenue North
Nashville, TN 37203
SEND TAX BILL TO: SAME

RECORD AND RETURN TO:
Space Park South, LLC
Attn: Mike Gorney
118A 30th Avenue North
Nashville, TN 37203

MAP & PARCEL Nos.:
134-173.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 9th day of October, 2014, by PROLOGIS-NORTH CAROLINA LIMITED PARTNERSHIP, a Delaware limited partnership, formerly known as SCI-North Carolina Limited Partnership ("**Grantor**"), to SPACE PARK SOUTH, LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is Attn: Mike Gorney, 118A 30th Avenue North, Nashville, TN 37203.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

This is improved property known as 101-109; 111-117; 118-122; 123-131; 132-146; 147-154; and 155-161 Space Park South Drive, Nashville, TN.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, **SUBJECT, HOWEVER**, to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Property and the use and improvement thereof; leases, if any; all matters of record; all matters shown on the Survey; and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

PROLOGIS-NORTH CAROLINA LIMITED PARTNERSHIP, a Delaware limited partnership, formerly known as SCI-North Carolina Limited Partnership

By: ProLogis North Carolina GP LLC,
a Delaware limited liability company,
its general partner

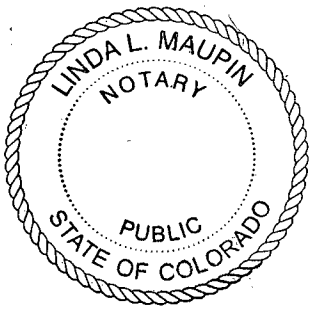
By: Prologis,
a Maryland real estate investment trust,
its sole member

By: Megan C. Robert
Name: Megan C. Robert
Title: First Vice President

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 7th day of October, 2014, by Megan C. Robert as First Vice President of Prologis, a Maryland real estate investment trust, on behalf of said real estate investment trust; said real estate investment trust being the sole member of ProLogis North Carolina GP LLC, a Delaware limited liability company; said limited liability company being the general partner of ProLogis-North Carolina Limited Partnership, a Delaware limited partnership.



Linda L. Maupin
Notary Public

My Commission Expires: June 21, 2016

AFFIDAVIT

I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE

SPACE PARK SOUTH, LLC,
a Delaware limited liability company

By: Gorney Realty Partners, LLC,
a Tennessee limited liability company,
its Manager

By: Michael L. Gorney
Michael Gorney, President

State of Tennessee

County of Davidson

Subscribed and sworn to before me, this the 8th day of October, 2014.

Traci Sellers
Notary Public

Printed Name: Traci Sellers

My Commission Expires:
3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Exhibit A

The Property

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearing are based on Geodetic North by G.P.S. observations dated 09-14-2013.

BEGINNING at an existing iron pin at the intersection of the west right-of-way of Space Park Drive and the north right-of-way of Antioch Pike;
THENCE, leaving said right-of-way of Space Park Drive and along said right-of-way of Antioch Pike for the next 3 calls: N 71°59'26" W a distance of 249.30' to an existing iron pin;
THENCE, N 18°00'34" E a distance of 30.00' to a PK Nail set in pavement;
THENCE, N 71°59'26" W a distance of 381.38' to an iron pin set at the intersection of the north right-of-way of Antioch Pike and the east right-of-way of Interstate 24, varied right-of-way;
THENCE, leaving said right-of-way of Antioch Pike and along said right-of-way of Interstate 24 for the next 2 calls: N 37°01'26" W a distance of 167.25' to a point;
THENCE, N 32°38'26" W a distance of 289.94' to an iron pin set, corner to Tract I;
THENCE, leaving said right-of-way of Interstate 24 and along the line of Tract I for the next 4 calls: N 57°21'34" E a distance of 113.70' to an iron pin set;
THENCE, S 67°22'40" E a distance of 265.15' to an iron pin set;
THENCE, along a curve to the left, radius of 585.00', arc length of 226.01', bearing S 78°26'45" E, a distance of 224.61' to an iron pin set;
THENCE, S 89°30'49" E a distance of 375.87' to an iron pin set on the west right-of-way of Space Park Drive, 30' from centerline;
THENCE, along said right-of-way of Space Park Drive for the next 3 calls: S 16°59'26" E a distance of 38.25' to an existing iron pin;
THENCE, along a curve to the right, radius of 398.17', arc length of 243.23', bearing S 00°30'34" W, a distance of 239.46' to a PK Nail set in concrete;
THENCE, S 22°29'39" W a distance of 255.78' to the POINT OF BEGINNING, containing 7.90 acres, more or less, according to a survey performed by Kevin David Crowe, PLS #1979TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PROLOGIS-NORTH CAROLINA LIMITED PARTNERSHIP, FORMERLY KNOWN AS SCI-NORTH CAROLINA LIMITED PARTNERSHIP, BY GENERAL WARRANTY DEED OF RECORD IN BOOK 9474, PAGE 892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A COPY OF THE NAME CHANGE FROM SCI-NORTH CAROLINA LIMITED PARTNERSHIP TO PROLOGIS-NORTH CAROLINA LIMITED PARTNERSHIP IS OF RECORD IN INSTRUMENT NO. 201011290094634, SAID REGISTER'S OFFICE.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
2. All matters shown on the Plat of record in Plat Book 4660, Page 52 Register's Office for Davidson County, Tennessee.
3. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5286, Page 299 Register's Office for Davidson County, Tennessee.
4. Sign Location Leases of record in Book 5157, Page 641 Register's Office for Davidson County, Tennessee.
5. General Permits of record in Book 2961, Page 231 and Book 3434, Page 40, Register's Office for Davidson County, Tennessee.
6. Right of Way and Easement of record in Book 8445, Page 742, Register's Office for Davidson County, Tennessee.
7. Easement for the flow of the waters of Mill Creek, and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the waters of Mill Creek, free from diminution or pollution.
9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek.
10. Rights of tenants under existing unrecorded leases.
11. Terms and conditions of the non-exclusive easement for billboard and billboard access as set forth in that certain Declaration of Easement of record on August 7, 2014 as Document Number 20140807-0071276, Register's Office for Davidson County, Tennessee.
12. Terms and conditions of non-exclusive reciprocal easement for water meter and shared water lines as set forth in that certain Declaration of Easement of record August 7, 2014 as Document Number 20140807-0071277, Register's Office for Davidson County, Tennessee.
13. The matters disclosed by an ALTA/ACSM survey made by Bock & Clark's National Surveyors Network on June 27, 2014, last revised 9-25, 2014, designated Job No. 201401684

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

