SPECIAL WARRANTY DEED

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
c/o TA Associates Realty 28 State Street, 10th Floor Boston, Massachusetts 02019 Attn: Asset Manager- One Nashville Place	093-06-1-103 093-06-1-101 093-06-1-112 093-06-1-111	c/o TA Associates Realty 28 State Street, 10th Floor Boston, Massachusetts 02019 Attn: Asset Manager- One Nashville Place

BILL GARRETT, Davidson County
Trans:T20140091925 DEEDWARRSP
Recvd: 12/09/14 10:22 8 pgs
Fees:43.00 Taxes:365375.00
20141209-0112569

This instrument prepared by: Stutzman, Bromberg, Esserman & Plifka, P.C., 2323 Bryan Street, Suite 2200, Dallas, Texas 75201

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NNN One Nashville Place, LLC, NNN One Nashville Place 2, LLC, NNN One Nashville Place 3, LLC, NNN One Nashville Place 4, LLC, NNN One Nashville Place 5, LLC, NNN One Nashville Place 6, LLC, NNN One Nashville Place 7, LLC, NNN One Nashville Place 8, LLC, NNN One Nashville Place 9, LLC, NNN One Nashville Place 10, LLC, NNN One Nashville Place 11, LLC, NNN One Nashville Place 13, LLC, NNN One Nashville Place 14, LLC, NNN One Nashville Place 15, LLC, NNN One Nashville Place 16, LLC, NNN One Nashville Place 17, LLC, NNN One Nashville Place 18, LLC, NNN One Nashville Place 20, LLC, NNN One Nashville Place 21, LLC, NNN One Nashville Place 22, LLC, NNN One Nashville Place 23, LLC, NNN One Nashville Place 24, LLC, NNN One Nashville Place 25, LLC, NNN One Nashville Place 26, LLC, NNN One Nashville Place 27, LLC, NNN One Nashville Place 28, LLC, NNN One Nashville Place 29, LLC, NNN One Nashville Place 30, LLC, NNN One Nashville Place 31, LLC, NNN One Nashville Place 32, LLC, NNN One Nashville Place 33, LLC, NNN One Nashville Place 34, LLC, and NNN One Nashville Place 35, LLC, each a Delaware limited liability company, whose mailing address is c/o Daymark Properties Realty, Inc. 1604 Santa Road, Suite 243, Richmond, VA 23229 (hereinafter collectively referred to as the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to PRIM ONE NASHVILLE PLACE, LLC, a Delaware limited liability company, having an address at c/o TA Associates Realty, 28 State Street, 10th Floor, Boston, Massachusetts 02019 (hereinafter referred to as the "***Grantee***"), Grantee's heirs and assigns, certain land in Williamson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record.

The Property is improved property located at 150 and 158 Fourth Avenue North and 173 and 181 Third Avenue North, Nashville, Tennessee, being the same Property which was conveyed to Grantor by 485 Properties, LLC in that certain Special Warranty Deed recorded on December 15, 2005 as Instrument No. 20051215-0150621 in the Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $98,750,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2014.

SONIA HERNANDEZ
MY COMMISSION EXPIRES
June 27, 2018

Notary Public

My Commission Expires:
6/27/2018

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

GRANTOR:

NNN One Nashville Place 2, LLC,
NNN One Nashville Place 3, LLC,
NNN One Nashville Place 4, LLC,
NNN One Nashville Place 5, LLC,
NNN One Nashville Place 6, LLC,
NNN One Nashville Place 7, LLC,
NNN One Nashville Place 8, LLC,
NNN One Nashville Place 9, LLC,
NNN One Nashville Place 10, LLC,
NNN One Nashville Place 11, LLC,
NNN One Nashville Place 13, LLC,
NNN One Nashville Place 14, LLC,
NNN One Nashville Place 15, LLC,
NNN One Nashville Place 16, LLC,
NNN One Nashville Place 17, LLC,
NNN One Nashville Place 18, LLC,
NNN One Nashville Place 20, LLC,
NNN One Nashville Place 21, LLC,
NNN One Nashville Place 22, LLC,
NNN One Nashville Place 23, LLC,
NNN One Nashville Place 24, LLC,
NNN One Nashville Place 25, LLC,
NNN One Nashville Place 26, LLC,
NNN One Nashville Place 27, LLC,
NNN One Nashville Place 28, LLC,
NNN One Nashville Place 29, LLC,
NNN One Nashville Place 30, LLC,
NNN One Nashville Place 31, LLC,
NNN One Nashville Place 32, LLC,
NNN One Nashville Place 33, LLC,
NNN One Nashville Place 34, LLC,
and NNN One Nashville Place 35, LLC

each a Delaware limited liability company

Each By: NNN Realty Investors, LLC, a
Virginia limited liability company
f/k/a Grubb & Ellis Realty Investors, LLC,
f/k/a Triple Net Properties, LLC
Its: Vice President

By: _____
Name: Todd Mikles
Its: President

Date: 11-26-14

NNN One Nashville Place, LLC, a
Delaware limited liability company

Each By: NNN Realty Investors, LLC, a
Virginia limited liability company
f/k/a Grubb & Ellis Realty Investors, LLC,
f/k/a Triple Net Properties, LLC
Its: Manager

By: _____
Name: Todd Mikles
Its: President

Date: 11-26-14

ACKNOWLEDGMENT

State of California
County of San Diego)

On November 26, 2014 before me, Elizabeth Elaine Dirk, Notary Public
(insert name and title of the officer)

personally appeared Todd A. Mikles,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ELIZABETH ELAINE DIRK
Commission # 2085570
Notary Public - California
San Diego County
My Comm. Expires Oct 11, 2018

ACKNOWLEDGMENT

State of California
County of San Diego)

On November 26, 2014 before me, Elizabeth Elaine Dirk, Notary Public
(insert name and title of the officer)

personally appeared Todd A. Mikles,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELIZABETH ELAINE DIRK
Commission # 2085570
Notary Public - California
San Diego County
My Comm. Expires Oct 11, 2018

Signature _____ (Seal)

EXHIBIT A

SPECIAL WARRANTY DEED

Legal Description

TRACT I:

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY BEING LOT NO.1 ON THE PLAN OF ONE NASHVILLE PLACE, OF RECORD IN BOOK 5800, PAGE 215 AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (NEW) IN THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') AND THE NORTHERLY MARGIN OF COMMERCE STREET (R.O.W. 102') AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (49.5' R.O.W.) NORTH 27°12'53" WEST, A DISTANCE OF 182.04 FEET TO AN IRON PIN (NEW);

THENCE, ALONG OR NEAR THE SOUTHERLY LINE 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. NORTH 62°11'07" EAST, A DISTANCE OF 174.00 FEET TO A LEAD PLUG (FOUND) IN THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20');

THENCE, WITH THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20') FOR THE NEXT FOUR COURSES AND DISTANCES: THENCE, SOUTH 27°29'53" EAST, A DISTANCE OF 68.17 FEET TO AN IRON PIN (NEW); THENCE, SOUTH 27°12'53" EAST, A DISTANCE OF 5.00 FEET TO AN IRON PIN (NEW);

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°45'50", A RADIUS OF 53.00 FEET, AN ARC LENGTH OF 7.18 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°33'12" WEST 7.18 FEET;

THENCE, SOUTH 27°33' 53" EAST A DISTANCE OF 108.42 FEET TO A LEAD PLUG WITH TACK (FOUND);

THENCE, WITH THE NORTHERLY MARGIN OF COMMERCE STREET
(R.O.W. 102') SOUTH 63°03'07" WEST, A DISTANCE OF 168.50 FEET TO **THE POINT OF BEGINNING**.

BEING PARCEL NO. 093-06-1-103

TRACT I.A:

TOGETHER WITH REAL ESTATE RIGHTS IN A WALKWAY EASEMENT PURSUANT TO RECIPROCAL EASEMENT AGREEMENT AMONG THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, COMMERCE STREET VENTURE AND 485 PROPERTIES, LLC, DATED JULY 1, 2001, RECORDED JULY 19, 2005, IN INSTRUMENT NO. 20050719-0084042, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20051129- 0143437, SAID REGISTER'S OFFICE.

TRACT II :

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN (NEW) IN THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') 202.04' FROM THE INTERSECTION OF THE NORTHERLY MARGIN OF COMMERCE STREET AND THE EASTERLY MARGIN OF FOURTH AVENUE NORTH AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF FOURTH AVENUE NORTH (R.O.W. 49.5') NORTH 27°12'53" WEST, A DISTANCE OF 103.00 FEET TO AN IRON PIN (NEW);

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF AMBROSE ASSOCIATES OF RECORD IN DEED BOOK 5557, PAGE 229, R.O.D.C. NORTH 62°07'07" EAST, A DISTANCE OF 173.50 FEET TO AN IRON PIN (NEW) IN THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20');

THENCE, WITH THE WESTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20.0') SOUTH 27°29'53" EAST, A DISTANCE OF 103.20 FEET TO A LEAD PLUG (FOUND);

THENCE, WITH THE NORTHERLY LINE OF 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. SOUTH 62°11'07" WEST, A DISTANCE OF 174.00 FEET TO **THE POINT OF BEGINNING**.

BEING PARCEL NO. 093-06-1-101

TRACT II.A:

TOGETHER WITH REAL ESTATE EASEMENT RIGHTS PURSUANT TO BILL NO. 72-137, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DATED APRIL 11, 1972, OF RECORD IN BOOK 6267, PAGE 158, AFORESAID RECORDS; AS AMENDED BY BILL NO. 84-226, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD 6267, PAGE 164, AFORESAID RECORDS.

TRACT III:

LAND LYING IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY AND BEING THE SAME PROPERTY CONVEYED TO 485 PROPERTIES OF RECORD IN INSTRUMENT NUMBER 200307250104367, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN (NEW) IN THE WESTERLY MARGIN OF THIRD AVENUE NORTH (R.O.W. 49.5') 159.31' SOUTH OF CHURCH STREET (R.O.W.) AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE EASTERLY MARGIN OF THIRD AVENUE NORTH SOUTH 27°34'43" EAST, A DISTANCE OF 137.32 FEET TO AN IRON PIN (NEW); THENCE, ALONG OR NEAR THE NORTHERLY LINE OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN DEED BOOK 6456, PAGE 32, R.O.D.C. THENCE SOUTH 62°14'43" WEST, A DISTANCE OF 174.00 FEET TO A LEAD PLUG WITH TACK (FOUND) IN THE EASTERLY MARGIN OF PRINTER'S ALLEY (R.O.W. 20');

THENCE, WITH THE EASTERLY MARGIN OF PRINTER'S ALLEY THENCE NORTH 27°37'43" WEST, A DISTANCE OF 137.14 FEET;

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF THE EXCHANGE LOFTS, LLC OF RECORD IN INSTRUMENT NUMBER 200407080081242, R.O.D.C. NORTH 62°11'13" EAST, A DISTANCE OF 174.12 FEET TO **THE POINT OF BEGINNING**.

BEING PARCEL NO. 093-06-1-112 AND PARCEL NO. 093-06-1-111.

TRACT III.A:

TOGETHER WITH REAL ESTATE EASEMENT RIGHTS PURSUANT TO BILL NO. 72-137, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DATED APRIL 11, 1972, OF RECORD IN BOOK 6267, PAGE 158, AFORESAID RECORDS; AS AMENDED BY BILL NO. 84-226, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6267, PAGE 164, AFORESAID RECORDS.

TRACT III.B:

TOGETHER WITH REAL ESTATE RIGHTS IN AN ENCROACHMENT EASEMENT PURSUANT TO BILL NO. 84-227, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6267, PAGE 169, AFORESAID RECORDS.

BEING ALL OF TRACTS I, II AND III DESCRIBED PURSUANT TO ALTA/ACSM LAND TITLE SURVEY DATED SEPTEMBER 22, 1986, LAST REVISED NOVEMBER 4, 2014, PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC., FILE NO. 3249001.