THIS INSTRUMENT PREPARED BY:
Gregory Kleiber, Esq.
Fox Rothschild LLP
2000 Market Street, 20th Floor
Philadelphia, PA 19103

BILL GARRETT, Davidson County
Trans:T20150014113 DEEDWARRSP
Recvd: 02/26/15 11:15 5 pgs
Fees:28.00 Taxes:35890.00
20150226-0016613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
MAC Owner LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	MAC Owner LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	108-00-0-036.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUN LIFE ASSURANCE COMPANY OF CANADA**, a Canadian corporation, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **MAC OWNER, LLC,** a Tennessee limited liability company, hereinafter called the **GRANTEE**, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property, known as 2875-2889 Elm Hill Pike and 811 Royal Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, except for those exceptions listed on Exhibit B attached hereto and incorporated herein by this reference.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genders shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of this 20 day of February, 2015.

SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation

BY: _____

NAME: Matthew L. Fortuin

TITLE: Authorized Signer

BY: _____

NAME: Matthew Capofreddi

TITLE: Authorized Signer

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, by Matthew L Fortuin, its authorized signatory, and Matthew Capofreddi, its authorized signatory, and each proved to me through satisfactory evidence of identification, to be person whose name is signed on the preceding or attached documents and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on February 20 2015.

STATE OF Tennessee }

COUNTY OF Williamson }

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,700,000.00.

AFFIANT:

By: _____

Name: Peter J B Grooch

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2015.

_____

NOTARY PUBLIC

My Commission Expires: December 27, 2017

VICTORIA L FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

A tract of land in the Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 6, Final Plat of Metro Airport Center Section 5 – Phase 7, according to Subdivision Plat No. 98S-3784, recorded November 16, 1998, in Book 9700, Page 780, in the Office of the Register of Deeds, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin (old) on the northerly margin of Royal Parkway, a 60-foot public right-of-way; said pin being the most southerly corner of Metro Airport Center, Section 5, Phase I as recorded in Plat Book 9700, Page 64, Register's Office for Davidson County, Tennessee; the same being conveyed to Elm Hill Properties, L.L.C. of record in Deed Book 9930, Page 567, Register's Office for Davidson County, Tennessee; thence,

1. Leaving said right-of-way line, with the east line of said Metro Airport Center, Section 5, Phase I property, North 35°01'16" East, a distance of 479.43 feet to an iron pin (old) on the southerly right-of-way margin of Elm Hill Pike, a 80-foot public right-of-way; thence,

2. With the southerly margin of said Elm Hill Pike, South 55°00'02" East, a distance of 465.19 feet to an iron pin (old) at the most northerly corner of the Buchanan Cemetery, no reference found by this surveyor; thence,

3. Leaving said right-of-way line, with the west line of said Buchanan Cemetery, South 20°23'01" West, a distance of 514.77 feet to an iron pin (old); in the northerly property line of Metro Airport Center, Section 5, Phase 4 of record in Plat Book 9700, Page 375, Register's Office for Davidson County, Tennessee; thence,

4. With said northerly line, in part, North 82°21'49" West, a distance of 68.25 feet to an iron pin (old) on the northeasterly right-of-way line of said Royal Parkway, a cul-de-sac; thence,

5. Northwestwardly, with said right-of-way line having a 60.00-foot radius curve to the left, having a central angle of 104°52'15", for an arc distance of 109.82 feet to an iron pin (new); said curve has a chord bearing and distance of North 64°38'04" West, 95.12 feet; thence,

6. Continuing northwestwardly with a 25.00-foot radius curve to the right, having a central angle of 72°52'58", for an arc distance of 31.80 feet to an iron pin (new); said curve has a chord bearing and distance of North 80°37'21" West, 29.70 feet; thence,

7. North 44°13'29" West, a distance of 421.53 feet to the Point Of Beginning and containing 277,322 square feet or 6.366 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1997.

BEING the same property conveyed to Sun Life Assurance Company of Canada, by deed from Firstcal Industrial 2 Acquisition, LLC, a Delaware limited liability company, of record in Instrument No. 20060511-0055613, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 108-00-0-036.00.

2. All matters as shown on the plat of record in Plat Book 9700, page 780, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of record in Book 6477, page 870, and Book 6973, page 359, Register's Office for Davidson County, Tennessee.

4. By-laws of record in Book 6477, page 890, said Register's Office.

5. Restrictive Covenants of record in Book 4339, page 881, in said Register's Office, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65.

6. Easement to Metro for permanent drainage along the easterly boundary 10 feet wide and parallel to the easterly property line and extending 200 feet south of the right of way for Elm Hill Pike, by instrument of record in Book 3941, page 867, said Register's Office.

7. Rights of tenants, as tenants only, under unrecorded leases.

8. Any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Judy L. Judson, RLS No. 1935, Barge Waggoner Sumner & Cannon, Inc., dated June 25, 2005, last revised April 19, 2006, File No. 32864-00:

   a. Minimum building setback lines as follows: front- 50' from center of Elm Hill Pike and 45' from the center of Royal Parkway; side 0'; rear- 20'.