Davidson County DEEDWARRSP
Recvd: 03/17/15 16:03 7 pgs
Fees:38.00 Taxes:8729.11
20150317-0023046

THIS INSTRUMENT PREPARED BY:
Matea Bozja
Skadden, Arps, Slate, Meagher & Flom LLP
155 N. Wacker Drive
Chicago, Illinois 60606

New Owner's Address:
c/o IndCor Properties
Two North Riverside Plaza, Suite 2350
Chicago, Illinois 60606
Attn: Neil Klein

Send Tax Bills To:
c/o IndCor Properties
Two North Riverside Plaza, Suite 2350
Chicago, Illinois 60606
Attn: Neil Klein

Map Parcel No.:
017-029-04-000

SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BRE/IPV Brazos Fund LP, a Delaware limited partnership (f/k/a ProLogis Brazos Fund LP) (collectively, "Grantor"), does hereby sell, transfer and convey unto Icon Owner Pool 5 NC/TN, LLC, a Delaware limited liability company ("Grantee"), certain real property located in the City of La Vergne, Rutherford & Davidson Counties, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said property unto Grantee, his heirs, successors and assigns, forever in fee simple, subject to the Exceptions set forth on Exhibit "B".

Grantor covenants that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 26 day of February, 2015.

NCS-694300-2J2

GRANTOR:
BRE/IPV BRAZOS FUND LP,
a Delaware limited partnership

By: BRE/IPV Brazos Fund GP LLC , a Delaware limited liability company, its general partner

By: _____
Name: Neil Klein
Title: Executive Vice President – Legal

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, Christopher Haines of the state and county aforesaid, personally appeared Neil Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President – Legal of BRE/IPV Brazos Fund GP LLC, a Delaware limited liability company, which limited liability company is the general partner of BRE/IPV Brazos Fund LP, the within namedGrantor , a limited partnership, and that he/she as such Executive Vice President – Legal, executed the foregoing instrument for the purpose therein contained by signing the name of said BRE/IPV Brazos Fund GP LLC in its capacity as general partner.

WITNESS my hand and seal, this 23 day of February, 2015.

My commission expires:
12/8/18

CHRISTOPHER AYER HAINES
Notary Public, State of New York
No. 01HA6316133
Qualified in New York County
Commission Expires Dec. 8, 2018

Notary Public

[Affix Notary Seal]

STATE OF NEW YORK)
COUNTY OF NEW YORK)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,359,219.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT—Grantee
Name: John Collins
Title: Chief Financial Officer and Executive Vice President

Subscribed and sworn to before me on
this 23 day of February, 2015.

Notary Public

[Affix Notary Seal]

My Commission Expires:
12/8/18

CHRISTOPHER AYER HAINES
Notary Public, State of New York
No. 01HA6316133
Qualified in New York County
Commission Expires Dec. 8, 2018

Grantor and Grantee acknowledge that this deed was prepared from information furnished by Grantor, and that a title examination was not made, and the preparer shall have no liability for the status of the title to the property or the accuracy of such information.

Legal Description

LAND IN BOTH RUTHERFORD AND DAVIDSON COUNTIES, TENNESSEE, DESCRIBED AS FOLLOWS:

A TRACT OF LAND, PARTLY IN THE THIRD CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LAVERGNE, STATE OF TENNESSEE, AND PARTLY IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, LYING BETWEEN HEIL-QUAKER BOULEVARD AND INTERSTATE 24 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF HEIL-QUAKER BOULEVARD (60 FOOT R.O.W.), SAID POINT BEING WITNESSED BY A P.K. NAIL IN THE CONCRETE CURB OF A BOX CULVERT THAT IS N 59 DEG. 03 MIN. 37 SEC. E, 3.64 FEET; SAID POINT IS ALSO 1191.31 FEET, MORE OR LESS, SOUTH OF THE SOUTH END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF HEIL-QUAKER BOULEVARD AND FIRESTONE PARKWAY (80 FOOT R.O.W.) AS MEASURED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HEIL-QUAKER BOULEVARD. SAID POINT ALSO BEING THE EASTERLY PROPERTY CORNER OF LOT NO. 1 - INTERCHANGE CITY INDUSTRIAL PARK SECTION 29 AS OF RECORD IN PLAT BOOK 5210, PAGE 350, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND PROCEEDING AS FOLLOWS:

1. SOUTHEASTWARDLY WITH THE SOUTHERLY RIGHT OF WAY LINE OF HEIL-QUAKER BOULEVARD, HAVING A 909.95 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 479.70 FEET TO AN IRON PIN SET; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 36 DEG. 34 MIN. 49 SEC. E, 474.17 FEET; THENCE,

2. LEAVING SAID RIGHT OF WAY LINE, WITH A SEVERANCE AND LEASE LINE, S 43 DEG. 30 MIN. 45 SEC. W, 455.19 FEET TO A RAILROAD SPIKE SET ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 24; THENCE,

3. WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 24, N 46 DEG. 30 MIN. 38 SEC. W, 337.00 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT AT THE SOUTHEASTERLY CORNER OF PROPERTY DEVISED TO MARY KING BY WILL OF G. W. JOHNSON, DECEASED, OF RECORD IN WILL BOOK 49, PAGE 241, COUNTY COURT FOR DAVIDSON COUNTY, THE SAID MARY KING HAVING SINCE DIED, LEAVING AS HER HEIR-AT-LAW, ISABELLA WILSON; THENCE,

4. LEAVING SAID RIGHT OF WAY LINE, WITH THE EASTERLY PROPERTY LINE OF THE WILSON TRACT, N 01 DEG. 08 MIN. 09 SEC. E, 135.64 FEET TO AN EXISTING IRON PIN; THENCE,

5. N 46 DEG. 31 MIN. 31 SEC. W, 160.21 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE WEST BRANCH OF HURRICANE CREEK, IN THE SOUTHEASTERLY PROPERTY LINE OF THE SAID LOT NO. 1 - INTERCHANGE CITY INDUSTRIAL PARK SECTION 29; THENCE,

6. WITH THE SOUTHEASTERLY PROPERTY LINE OF LOT 1, N 59 DEG. 03 MIN. 37 SEC. E, 453.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 239,821 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PROLOGIS BRAZOS FUND LP, A DELAWARE LIMITED PARTNERSHIP, BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT 200409300117803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND IN RECORD BOOK 432, PAGE 2070, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

NCS File # 694300-232

Commonly Known As:

1375 Heil Quaker Boulevard, La Vergne, TN

EXHIBIT "B"

EXCEPTIONS

1. Governmental zoning and subdivision laws, ordinances and regulations.

2. Taxes not yet due and payable for the year 2015 and subsequent years.

3. All liens, encumbrances, reservations, restrictions, conditions, covenants, obligations, liabilities, rights-of-way, easements and other matters of record as of the date hereof insofar as they affect the property.

True Copy Certification

I, Heather Vree, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IL

County of Cook

Personally appeared before me, Heather R. Peterson, a notary public for this county and state, [Heather Vree] 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: 3/27/15

Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER R PETERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/27/15