Davidson County DEEDWARRSP
Recvd: 04/16/15 11:24 6 pgs
Fees:33.00 Taxes:50320.00
20150416-0033678

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Space Park Realty Partners c/o Brookside Properties, Inc. 2002 Richard Jones Rd, Ste 200C Nashville, Tennessee 37215	Space Park Realty Partners c/o Brookside Properties, Inc. 2002 Richard Jones Rd, Ste 200C Nashville, Tennessee 37215	072-00-0-012.00; and 072-00-0-018.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

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, **UTAH STATE RETIREMENT INVESTMENT FUND**, a common trust fund created pursuant to the statutes of the State of Utah (the "Grantor") has bargained and sold, and by these presents transfers and conveys unto **SPACE PARK REALTY PARTNERS II**, a Tennessee general partnership ("SPRP"), as to a 0.30% interest as tenant in common, **HDJ SPACE PARK EAST, LLC**, a Tennessee limited liability company ("HDJ"), as to a 83.46% interest as tenant in common, and **HICKORY WOODS PARTNERS, LLC**, a Delaware limited liability company ("Hickory Woods"), as to a 16.24% interest as tenant in common (SPRP, HDJ, and Hickory Woods being collectively referred to as "Grantee"), their respective successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is 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 the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 3311 and 3201 Ambrose Avenue, located in Nashville, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

[signature on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14th day of April, 2015.

UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah

By: Devon W. Olson

Name: Devon W. Olson

Title: Real Estate Director

STATE OF Utah)
COUNTY OF Salt Lake)

Before me, Mary Thurston, a Notary Public in the state and county aforesaid, personally appeared Devon W. Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he is Real Estate Director of the UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah, and acknowledged that he executed the foregoing instrument on behalf of said trust fund for the purpose therein contained.

WITNESS my hand and seal this 14th day of April, 2015.

MARY THURSTON
Notary Public
State of Utah
Comm. No. 650579
My Comm. Expires Dec 12, 2015

Mary Thurston
Notary Public
My Commission Expires: 12-12-15

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $13,600,000.00.

Rita Dent
Affiant

Subscribed and sworn to before me this 15th day of April, 2015.

Michele M. Clark
Notary Public

MICHELE M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 7-16-2017

EXHIBIT A

(LEGAL DESCRIPTION)

Being a parcel of land situated in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Ambrose Avenue, being Lot No. 1 as shown on the Plan of First Addition, Space Park East, as of record in Book 4470, Page 53, Register's Office for Davidson County, Tennessee, and a part of property shown on the Plan of Space Park as of record in Book 3700, Page 137, said Register's Office, also being the property conveyed to Ervin M. Entrekin, Trustee, by deed of record in Book 5239, Page 64, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly margin of Ambrose Avenue, said point being northeasterly 1,998 feet, more or less, from Trinity Lane, said point also being the southeasterly corner of the property conveyed to AAA Industries by deed of record in Book 6539, Page 287, Register's Office for Davidson County, Tennessee and the southwesterly corner of Lot No. 1, First Addition, Space Park East, as of record in Book 4470, Page 53, said Register's Office;

Thence, leaving said northerly margin and with the easterly line of said AAA Industries property, north 04 degrees 47 minutes 00 seconds east, a distance of 257.33' to an iron pin set;

Thence, south 85 degrees 15 minutes 00 seconds east, a distance of 270.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 54.00' to an iron pin set;

Thence, south 03 degrees 17 minutes 00 seconds west, a distance of 180.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 784.50' to an iron pin set;

Thence, north 02 degrees 41 minutes 00 seconds east, a distance of 26.10' to an iron pin set;

Thence, south 85 degrees 16 minutes 00 seconds east, a distance of 1015.20' to a point in the westerly margin of the CSX Transportation Railroad;

Thence, with said westerly margin of said railroad the following calls:

> With a curve to the right 86.42 feet to a point, said curve having a central angle of 02 degrees 39 minutes 00 seconds, a radius of 1872.08', and a tangent of 43.22';
>
> Thence, south 56 degrees 20 minutes 00 seconds west, a distance of 413.10' to a point;
>
> Thence, with a curve to the left, 3686.23 feet to a point, said curve having a central angle of 07 degrees 16 minutes 00 seconds, a radius of 2902.93', and a tangent of 184.36';

Thence, north 78 degrees 20 minutes 00 seconds west, a distance of 350.10' to an iron pin set;
Thence, south 05 degrees 50 minutes 00 seconds west, to a point at the northeasterly corner of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee,

by deed of record in Book 3361, Page 633, said Register's Office;

Thence, with the northerly line of said Metropolitan Government property north 85 degrees 08 minutes 00 seconds west, a distance of 845.45' to an iron pin set;

Thence, north 04 degrees 47 minutes 00 seconds east, a distance of 358.90' to an iron pin set in the southerly margin of Ambrose Avenue;

Thence, with said southerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, with a curve to the left 264.60 feet to a point in the northerly margin of Ambrose Avenue, said curve having a central angle of 252 degrees 40 minutes 21 seconds, radius of 60.00', and a tangent of 81.57';

Thence, with said northerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, continuing with said northerly margin north 63 degrees 35 minutes 00 seconds west, a distance of 218.90' to an iron pin set;

Thence, with a curve to the left having a central angle of 39 degrees 44 minutes 08 seconds, a radius of 125.00', and a tangent of 45.17' a distance of 86.69 feet, to the point of beginning, containing 21.42 acres more or less.

Included in the above but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the map entitled Subdivision of Sealy Space Park Subdivision No. 2013S-201-001 of record as Instrument No. 20131220-0128856, said Register's Office and being the same property conveyed to Paulo Products Company by deed of record in Instrument No. 20131227-0130486, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to UTAH STATE RETIREMENT INVESTMENT FUND, by deed from SEALY SPACE PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071008-0119585 and by quitclaim deed of record in Instrument No. 20071008-0119584, dated September 27, 2007, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2015 and subsequent years, a lien, not yet due and payable.

2. All matters shown on Plats of records in Plat Book 4470, page 53 and in Instrument No. 201312200128856, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4081, page 781, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 4311, page 680, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, page 121, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5081, page 240, Register's Office for Davidson County, Tennessee.

7. Driveway Easement of record in Book 6671, page 430; as affected by Confirmation of Easement of record in Book 7051, page 886 and Book 7051, page 887, Register's Office for Davidson County, Tennessee.

8. Encroachment Easement Agreement of record in Instrument No. 200709180111734, Register's Office for Davidson County, Tennessee.

9. Charter Right of Way of Railroad.

10. Rights of tenants under any unrecorded leases.

11. All matter shown on Matters shown on that certain survey dated July 28, 2007, last revised September 26, 2007, certified April 7, 2015, prepared by Volunteer Land Surveying Services, File # 07120.

True Copy Certification

I, Jay H. Smith, 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, Jay H. Smith 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:

