Prepared by:

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BILL GARRETT, Davidson County
Trans:T20150036828 DEEDWARRSP
Recvd: 05/12/15 15:41 8 pgs
Fees:43.00 Taxes:57350.00
20150512-0043627

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
		093-09-0-071.00
		093-09-0-072.00
PSREG Church Street Owner, LLC	SAME	093-09-0-073.00
c/o Pollack Shores Development, LLC		093-09-0-074.00
One Premier Plaza		093-09-0-075.00
5605 Glenridge Drive, Ste. 775		093-09-0-076.00
Atlanta, GA 30342		093-09-0-077.00
		093-09-0-078.00
		093-09-0-079.00

STATE OF Georgia)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is $15,500,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2015.

AIMEE VOULGARIS
Notary Public, Georgia
Cobb County
My Commission Expires
December 08, 2015

Notary Public
My Comm. Expires: Dec. 8, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the undersigned NORTH GULCH PARTNERS II, LLC, a Tennessee limited liability company ("**Grantor**") has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability

company ("**Grantee**"), those certain tracts or parcels of land described on Exhibit A, attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Property**"), without warranty as to those certain matters set forth and described on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

This is improved property located at Church Street and 12th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming through or under Grantor (other than a claim arising out of the Permitted Exceptions), but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 11 day of May, 2015.

GRANTOR:

NORTH GULCH PARTNERS II, LLC,
a Tennessee limited liability company

By: John Mark Tarver
John Mark Tarver, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Mark Tarver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **NORTH GULCH PARTNERS II, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of May, 2015.

Linda J. Boggess
Notary Public

My Commission Expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

EXHIBIT "A"

Property Description

TRACT I

SITUATED IN THE FIRST (1st) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND WITHIN THE CITY OF NASHVILLE, TENNESSEE AND BEING MORE FULLY DESCRIBED HEREIN:

BEGINNING AT AN IRON PIN, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF 12TH AVENUE NORTH WITH THE SOUTH RIGHT OF WAY OF CHURCH STREET, THENCE CONTINUING ALONG THE RIGHT OF WAY OF 12TH AVENUE NORTH SOUTH 34 DEG 16 MIN 22 SEC EAST 272.82 FEET TO AN IRON PIN, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF 12TH AVENUE NORTH WITH THE NORTH RIGHT OF WAY OF #241 ALLEY;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF #241 ALLEY SOUTH 57 DEG 32 MIN 10 SEC WEST 151.70 FEET TO A ½ INCH IRON ROD, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY OF #241 ALLEY WITH THE EAST RIGHT OF WAY OF KEYS ALLEY;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF KEYS ALLEY THE FOLLOWING CALLS:

-NORTH 33 DEG 13 MIN 21 SEC WEST 87.51 FEET TO AN IRON PIN;

-SOUTH 56 DEG 46 MIN 39 SEC WEST 20.00 FEET TO A ½ INCH IRON ROD;

-SOUTH 33 DEG 13 MIN 21 SEC EAST 49.66 FEET TO A ¾ INCH IRON ROD, SAID POINT BEING IN THE COMMON PROPERTY LINE OF QUADRANT DEVELOPMENT LLC (OR 2438 0000);

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH QUADRANT DEVELOPMENT LLC SOUTH 57 DEG 47 MIN 05 SEC WEST 149.54 FEET TO A ½ INCH IRON ROD, SAID POINT BEING IN THE EAST RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD NORTH 35 DEG 01 MIN 45 SEC WEST 215.00 FEET TO AN IRON ROD;

ALONG THE ARC OF A CURVE TO THE RIGHT 40.93 FEET HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEG 52 MIN 25 SEC EAST 36.51 FEET TO AN IRON ROD, SAID POINT BEING IN THE SOUTH RIGHT OF WAY OF CHURCH STREET;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF CHURCH STREET NORTH 58 DEG 46 MIN 34 SEC EAST 297.68 FEET TO THE POINT OF BEGINNING;

AND CONTAINING 1.87 ACRES ACCORDING TO THE SURVEY OF DAVID L. HURST, TENN REG NO. 1886, NORVELL & POE ENGINEERS, 318 CHERRY STREET, SEVIERVILLE, TN 37862, DATED APRIL 10, 2013 AND UPDATED January 30, 2014 AND BEING PROJECT NO. 13-0406.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PROFESSIONAL REAL ESTATE DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 10, 2014, of record as Instrument No. 20140210-0011779, Register's Office for Davidson County, Tennessee.

TRACT II

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL WITH YELLOW SURVEY MARKER DISK IN CONCRETE SIDEWALK AT THE POINT OF INTERSECTION OF THE NORTHERN RIGHT OF WAY GRUNDY STREET AND THE EASTERN RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE);

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 168.00 FEET TO AN EXISTING 5/8" DIAMETER EXISTING REBAR WITH YELLOW GRESHAM SMITH CAP;

2. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 40.00 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR EXISTING WITH GARVER CAP MARKING THE DIVIDING LINE OF LOT 144 AND CORNER WITH AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST INSTRUMENT NUMBER 20020801-0092564 RECORDED IN THE REGISTER OF DEEDS OFFICE DAVIDSON COUNTY, TENNESSEE SAID IRON REBAR BEING LOCATED SOUTH 34 DEGREES 18 MINUTES 02 SECONDS EAST 39.97 FEET FROM THE COMMON CORNER OF LOT 144 AND 143;

THENCE WITH THE LINE AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST NORTH 56 MINUTES 49 SECONDS 42 SECONDS EAST 149.23 FEET TO AN EXISTING 1.00 INCH DIAMETER IRON PIPE EXISTING IN THE WESTERN RIGHT OF WAY LINE OF ALLEY NUMBER 241;

THENCE WITH SAID LINE THE FOLLOWING FOUR (4) CALLS AND DISTANCES:

1. SOUTH 34 DEGREES 21 MINUTES 22 SECONDS EAST 34.85 FEET (PASSING AN EXISTING 1.5" DIAMETER EXISTING IRON PIPE AT 19.80 FEET) TO AN EXISTING MAG SPIKE BEING LOCATED NORTH 34 DEGREES 21 MINUTES 22 SECONDS WEST 2.65 FEET FROM AN EXISTING MAG SPIKE MARKING THE COMMON CORNER OF LOT 145 AND 144;

2. NORTH 57 DEGREES 47 MINUTES 23 SECONDS EAST 40.00 FEET TO A POINT (CORNER NOT SET DUE TO PARKED VEHICLES);

3. NORTH 43 DEGREES 36 MINUTES 19 SECONDS EAST 61.80 FEET TO A TO AN EXISTING MAG SPIKE;

4. NORTH 57 DEGREES 47 MINUTES 23 SECONDS EAST 71.20 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR IN THE WESTERN RIGHT OF WAY OF 12TH AVENUE NORTH LOCATED SOUTH 34 DEGREES 16 MINUTES 56 SECONDS EAST 19.87 FEET OF AN EXISTING 1/2" DIAMETER IRON REBAR MARKING THE NORTH LINE OF ALLEY NUMBER 241;

THENCE WITH SAID RIGHT OF WAY SOUTH 34 DEGREES 18 MINUTES 43 SECONDS EAST 150.06 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR WITH GARVER CAP MARKING THE POINT OF INTERSECTION OF THE WESTERN RIGHT OF WAY OF 12TH AVENUE NORTH AND THE NORTHERN RIGHT OF WAY GRUNDY STREET;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. SOUTH 50 DEGREES 18 MINUTES 18 SECONDS WEST 161.08 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR WITH SEA 1708 CAP MARKING THE CENTERLINE OF ALLEY CLOSED BY CITY ORDINANCE NO. 55-484;

2. SOUTH 50 DEGREES 44 MINUTES 42 SECONDS WEST 160.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56,449 SQUARE FEET MORE OR LESS OR 1.30 ACRES MORE OR LESS.

LAND DESCRIPTION BASED UPON SURVEY REVISED ON MARCH 28, 2014 (ORIGINAL SURVEY DATED MARCH 30, 2012) BY GRESHAM SMITH AND PARTNERS. DESCRIPTION PREPARED BY KENNETH D. CHURCH, TN RLS 1004 WITH GRESHAM SMITH AND PARTNERS, 1400 NASHVILLE CITY CENTER, 511 UNION STREET, NASHVILLE, TENNESSEE 37219.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from QUADRANT DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument Nos.

20140331-0026457 and 20140331-0026458, dated March 31, 2014, Register's Office for Davidson County, Tennessee.

TRACT III

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" DIAMETER IRON REBAR EXISTING WITH GARVER CAP BEING LOCATED THE FOLLOWING TWO (2) CALLS AND DISTANCES FROM THE POINT OF INTERSECTION OF THE NORTHERN RIGHT OF WAY GRUNDY STREET AND THE EASTERN RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE);

1. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 168.00 FEET;

2. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 40.00 FEET;

THENCE WITH THE RIGHT OF WAY LINE OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE) NORTH 34 DEGREES 18 MINUTES 02 SECONDS WEST 39.97 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR CORNER WITH NORTH GULCH PARTNERS II, LLC PER INSTRUMENT NUMBER 20140210-0011779 RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE NORTH 57 DEGREES 45 MINUTES 05 SECONDS EAST 149.54 FEET TO AN EXISTING 1/4" DIAMETER IRON REBAR IN THE WESTERN RIGHT OF WAY LINE OF ALLEY NUMBER 241;

THENCE WITH SAID LINE SOUTH 33 DEGREES 55 MINUTES 26 SECONDS EAST 37.56 FEET TO AN EXISTING 1.0" DIAMETER EXISTING IRON PIPE THE CORNER WITH QUADRANT DEVELOPMENTS LLC PER QUIT CLAIM INSTRUMENT NUMBER 20120508-0039874 RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE THE SOUTH 56 DEGREES 49 MINUTES 42 SECOND WEST 149.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,789.56 SQUARE FEET MORE OR LESS OR 0.13 ACRES MORE OR LESS.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from REGIONS BANK, N.A. (FORMERLY KNOWN AS AMSOUTH BANK), TRUSTEE OF THE MORGAN FAMILY TRUST U/W/O LAURABEL B. MORGAN AND REGIONS BANK, (FORMERLY KNOWN AS FIRST AMERICAN NATIONAL BANK, N.A.), TRUSTEE OF THE KATHERINE MORGAN REVOCABLE TRUST DATED MAY 23, 1995, of record in Instrument No. 20140401-0026877 and Instrument No. 20140401-0026878, dated March 31, 2014, said Register's Office.

LAND DESCRIPTION BASED UPON SURVEY REVISED ON MARCH 15, 2014 (ORIGINAL SURVEY DATED MARCH 30, 2012) BY GRESHAM SMITH AND PARTNERS (SOURCE OF NORTH TENNESSEE GRID NORTH-GPS GEIOD 2003-NAD 83). DESCRIPTION PREPARED BY KENNETH D. CHURCH, TN RLS 1004 WITH GRESHAM SMITH AND PARTNERS, 1400 NASHVILLE CITY CENTER, 511 UNION STREET, NASHVILLE, TENNESSEE 37219.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable. (Tracts I, II and III)

2. Easement in Metro Council Bill of record in 68-656, said Register's Office. (Tract I)

3. Easement in Metro Council Bill of record in 74-972, said Register's Office. (Tract I)

4. Easements retained to Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. 2014-827. (Tract I)

5. Sewer line easement reserved to Metropolitan Government of Nashville and Davidson County, Tennessee in Council Bill No. 55-484. (Tract II)

6. Land Use Restrictions as set forth in Instrument No. 20120221-0014971, Register's Office for Davidson County, Tennessee. (Tract II)

7. ALTA/ACSM Land Title Survey by Robert M. Searson, TN RLS No. 1666 with Littlejohn dated November 4, 2014, last revised April 29, 2015 and designated as Job No. 20141259, shows the following matters:

   a) 12" sanitary sewer in the north central and northeastern portion of the property

   b) Overhead power lines in the various places