Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MarketStreet Grassmere Co. c/o MarketStreet Enterprises 138 2nd Ave N., Suite 300 Nashville, TN 37201	133-00-0-135.00	New Owner

This instrument prepared by: Thomas C. Scott, Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700 Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20150046682 DEEDWARRSP
Recvd: 06/12/15 10:08 4 pgs
Fees:23.00 Taxes:95970.60
20150612-0055733

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, GCP HOLDCO, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MARKETSTREET GRASSMERE CO., a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property and all buildings, structures, fixtures and other improvements located on said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 648 and 650 Grassmere Park, 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, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,938,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2015.

JANICE L. PATTEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Notary Public
My Commission Expires: 5/6/2019

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of June, 2015.

GRANTOR:

GCP HOLDCO, LLC

By: Grassmere Corporate Plaza, LLC, its sole member

By: Grassmere Corporate Plaza Manager, LLC, its nonmember Manager

By: _____
Robert C.H. Mathews, III,
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Robert C.H. Mathews, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of Grassmere Corporate Plaza Manager, LLC, the nonmember Manager of Grassmere Corporate Plaza, LLC, sole Member of GCP Holdco, LLC, the within named bargainor, and that he as such Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of Grassmere Corporate Plaza Manager, LLC, nonmember Manager of Grassmere Corporate Plaza, LLC, sole Member of GCP Holdco, LLC.

Witness my hand seal at office this 10th day of June, 2015.

_____
Notary Public

My Commission Expires: 5/6/2019

JANICE L. PATTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Trousdale Drive and the CSX Transportation Railroad, and being Lot No. 5 as shown on the plan of Second Revision Lots 5 and 8, Resubdivision of Lot 5 and 6, Section Four, Grassmere as of record in Book 9700, page 615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GCP HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from GRASSMERE CORPORATE PLAZA, LLC, of record as Instrument No. 20110420-0030600, dated April 20, 2011, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Ingress/Egress Easement of record in Book 11061, page 516, said Register's Office.

2. Matters shown on the Plan of record in Book 9700, page 615, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20080401-0032677, said Register's Office.

4. Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20080401-0032626, said Register's Office.

5. Driveway Easement Agreement of record in Book 10514, page 760, said Register's Office.

6. Memorandum of Lease of record as Instrument No. 20101229-0103641, said Register's Office.

7. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6008, page 866, amended in Book 6280, page 524 and as Instrument No. 20000531-0053960, re-recorded as Instrument No. 20000609-0058113, said Register's Office.

8. All matters shown on the ALTA / ACSM Land Title Survey by Brad T. Thomas, TN RLS No. 2431, Barge Waggoner Sumner & Cannon, Inc. dated May 19, 2015 and designated as Job No. 3509002, File No. 3509002ALTA-UP.

9. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 133-00-0-135.00, a lien not yet due and payable.