Davidson County	DEEDWARRSP
Recvd: 08/21/15 13:16	6 pgs
Fees:33.00 Taxes:24279.40	
20150821-0084661	

This instrument prepared by:

Daniel T. Haug, Esq.
Cole WG Nashville TN DST
2325 E. Camelback Rd., Suite 1100
Phoenix, AZ 85016

Address of New Owner:	Send Tax Bills To:	Map and Parcel
Triangle Regency VI, LLC 308 Versailles Drive Cary, NC 27511	Walgreen Co. 300 Wilmot Road Deerfield, IL 60015 Attn: Tax Department	095-040-028.00307

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, Cole WG Nashville TN DST, a Delaware statutory trust ("**Grantor**"), hereby conveys to Triangle Regency VI, LLC, a Delaware limited liability company ("**Grantee**"), all right, title and interest of Grantor in and to the following described real property situated in the City of Nashville, County of Davidson, State of Tennessee:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**"), together with all right, title and interest of Grantor in and to (i) all improvements located on the Property, and (ii) all easements and appurtenances, if any, benefiting the Property;

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

Notwithstanding any other provision herein or elsewhere, this Special Warranty Deed has been executed and delivered by Delaware Trust Company, not in its individual capacity, but solely in its capacity as trustee of Grantor, in no event shall Delaware Trust Company have any liability in respect of any representations, warranties, or obligations of the Grantor, as to all of which recourse shall be had solely to the assets of the Grantor, and for all purposes of this Special Warranty Deed and each other document, Delaware Trust Company shall be entitled to the benefits of the Trust Agreement of the Grantor, dated as of March 31, 2005, as amended.

Dated this 17th day of August, 2015.

GRANTOR:

Cole WG Nashville TN DST,
a Delaware statutory trust,

By: Delaware Trust Company, not in its individual capacity, but solely as the trustee of such trust

By: _____
Name: Alan R. Halpern
Title: Vice President

STATE OF DELAWARE
COUNTY OF NEW CASTLE

On this 17th day of August, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan R. Halpern, personally known to me or proved to me by satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity with Delaware Trust Company, and by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument and that said subscribing witness made such appearance before the undersigned in the city/town of Wilmington in the State of Delaware.

WITNESS my hand and official seal.

Signature _____
Notary Public

My Commission Expires: 10/15/2017



I, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,562,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

TRIANGLE REGENCY VI, LLC,
a Delaware limited liability company

By: Triangle Regency, LLC,
a North Carolina limited liability company,
Its Sole Member

By: Balubhai N. Patel
Name: Balubhai Patel
Title: Manager

Sworn to and subscribed before me on this the 13 day of August, 2015.

Tamara A. Earls
Notary Public

My commission Expires:

THOMAS A EARLS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 08-10-2019

After recording, return to:

Triangle Regency VI, LLC
308 Versailles Drive
Cary, North Carolina 27511

EXHIBIT A LEGAL DESCRIPTION

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE REVISION OF A MINOR SUBDIVISION OF THE GEORGE DURNIN TRACT, AS SHOWN ON PLAT RECORDED AT INSTRUMENT NO. 20021125-0146044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT PROPERTY, SITUATED WITHIN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LEBANON PIKE, U.S. HIGHWAY 70, AND MCGAVOCK PIKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE ASPHALT ON THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO RICHARD D. TAYLOR, SR. AND P.T. CLUCKER AS RECORDED IN WILL BOOK 142, PAGE 27; THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, NORTH 79 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 95.78 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE NORTH 82 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.05 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE WITH AN OFFSET IN SAID RIGHT-OF-WAY, SOUTH 11 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 7.00 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 78 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.78 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AND AN ARC LENGTH OF 77.22 FEET, (A TANGENT DISTANCE OF 53.95 FEET, AND A CHORD DISTANCE OF 67.25 FEET), TO A P.K. NAIL FOUND; THENCE WITH AN OFFSET IN THE RIGHT-OF-WAY, SOUTH 88 DEGREES 02 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.95 FEET TO A P.K. NAIL FOUND; THENCE WITH THE WESTERN RIGHT-OF-WAY OF MCGAVOCK PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, SOUTH 03 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 251.37 FEET, SAID POINT BEING NORTH 03 DEGREES 48 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET FROM A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO HJL, L.P. AS RECORDED IN DEED BOOK 20000801, PAGE 75996 BEING THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT OF WHICH THIS DESCRIPTION IS A PART; THENCE ALONG A NEW DIVISION LINE, SOUTH 76 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 39.43 FEET TO A POINT; THENCE SOUTH 79 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 169.31 FEET TO A POINT; THENCE NORTH 40 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.25 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 153.96 FEET TO A POINT IN THE SOUTH LINE OF THE RICHARD D. TAYLOR TRACT AS RECORDED IN WILL BOOK 142, PAGE 27, SAID POINT BEING NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.38 FEET FROM A TACK FOUND AT THE SOUTHWEST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE SOUTH LINE OF TAYLOR, NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.62 FEET TO A P.K. NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE EAST LINE OF TAYLOR, NORTH 09 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 133.28 FEET TO THE POINT OF BEGINNING.

THE SOURCE OF THE FOREGOING DESCRIPTION IS THE ABOVE-DESCRIBED PLAT AND A SURVEY DATED JULY 9, 2002 (LAST REVISED ON DECEMBER 3, 2003) PREPARED BY LARRY I. SMITH (RLS NO. 824) OF L.I. SMITH AND ASSOCIATES, 302 NORTH CALDWELL STREET, PARIS, TN 38249.

EXHIBIT A LEGAL DESCRIPTION - Continued

BEING THE SAME PROPERTY CONVEYED TO COLE WG NASHVILLE TN DST, A DELAWARE STATUTORY TRUST BY SPECIAL WARRANTY DEED FROM MJM MCGAVOCK PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20050413-0041038, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019