THIS INSTRUMENT PREPARED BY AND RETURN TO:	NEW PROPERTY OWNER AND SEND TAX BILLS TO:	TAX ID # Map 95-7, Parcel 161
MICHAEL R. HALL BARACK FERRAZZANO KIRSCHBAUM & NAGELBERG LLP 200 W. MADISON STREET, SUITE 3900 CHICAGO, ILLINOIS 60606	BOYD WATTERSON ASSET MANAGEMENT, LLC 303 W. MADISON STREET, SUITE 1925 CHICAGO, ILLINOIS 60606 ATTN: PROPERTY MANAGEMENT	PROPERTY ADDRESS: 20 BRIDGESTONE PARKWAY NASHVILLE, TENNESSEE

Davidson County DEEDWARRSP
Recvd: 10/02/15 15:21 6 pgs
Fees:33.00 Taxes:12284.00
20151002-0100720

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 30 th day of Sept, 2015, by and between, **FDS ROSE II – MEPS BNA, LLC**, a Delaware limited liability company, party of the first part, and, **BOYD NASHVILLE GSA II, LLC**, a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby confessed and acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

> See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.
>
> Being part of the same property as that conveyed to party of the first part by Special Warranty Deed of record at Instrument No. 20120718-0063273 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for those matters reflected on Exhibit B, attached hereto and incorporated herein by reference as if copied verbatim; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[remainder of page intentionally blank; signature immediately follows]

WITNESS the signature of the said party of the first part the day and year first above written.

FDS ROSE II - MEPS BNA, LLC, a Delaware limited liability company

By: Roseview Partners-FD Investors Fund I, LLC, Its Member

By: FDS Roseview I, LLC, Its Operating Managing Member

By: _____
Name: David E. Alperstein
Title: Manager

ACKNOWLEDGEMENT

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, a Notary Public, David E. Alperstein with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of FDS Roseview I, LLC, the operating managing member of Roseview Partners-FD Investors Fund I, LLC, the member of FDS Rose II - MEPS BNA, LLC, a Delaware limited liability company, and is authorized by Maker to execute this instrument on behalf of the Maker.

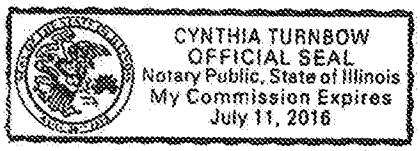
WITNESS may hand, at office, this 30 day of Sept, 2015.

_____
Notary Public

My Commission expires:
Sept 30, 2019

MICHELLE CONSTANCE HORN
NOTARY PUBLIC
REG. #7643380
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2019

State Tax ..... $_____
Register's Fee 3.00
Recording Fee .....
Total ..... $_____



I, or we, 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 $3,320,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of October, 2015.

Notary Public

My Commission expires: 7/11/16

1125715.v1

Exhibit A

PROPERTY DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Nashville, Davidson County, Tennessee being more particularly described as follows:

Being a tract of land in Nashville, Tennessee, lying in the 15th Councilmatic District of Davidson County, and being Lot 3 of the Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Briley Corners Subdivision, A Planned Unit Development as recorded in Instrument Number 200609210117106, Registers Office of Davidson County (RODC). Bounded on the east and south by the Right of Way (ROW) of Briley Parkway; bounded on the west by Lots 4, 5, 42, 43, 44, & 45 of Briley Corners Subdivision recorded in Plat Book 6900, Page 33 RODC, and bounded on the north by Lot 2 of said Final Plat of Revision Two of Resubdivision of Lots One and Two, Phase One and Two, Briley Corners Subdivision, A Planned Unit Development.

POINT OF BEGINNING being a point on the northwest corner of the subject property, said point being the common corner of the subject property and said Lot 2; thence South 86°39'21" East 515.01 feet to a point on the western ROW of Briley Parkway; thence with said ROW South 09°29'49" West 104.08 feet to a found concrete monument; thence South 42°09'03" West 135.76 feet to a found concrete monument; thence South 39°05'09" West 290.50 feet to a found concrete monument; thence South 28°40'17" West 297.48 feet to a point; thence South 36°43'25" West 6.40 feet to a point; thence South 26°25'15" West 149.01 feet to a point; thence North 57°40'08" West 26.73 feet to a point; thence South 36°43'25" West 69.23 feet to an iron rod with cap "cherry land surveying"; thence leaving said ROW of Briley Parkway North 03°35'55" East 670.36 feet to a found ½ inch iron rod; thence North 02°59'44" East 230.89 feet to the point of beginning.

Tract contains 243,260 square feet or 5.58 acres.

Bearings based on Instrument Number 200402200019758, RODC.

Together with general access easements set forth in Instrument Number 200506290074928, RODC and Instrument Number 200506290074925, RODC and a 30' public utility and access easement set forth in Instrument Number 200609210117106, RODC.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Rights of the General Services Administration as tenant only pursuant to an unrecorded lease with no purchase options or rights of first refusal.

3. All matters appearing in Instrument No. 20040220-0019758 and Instrument No. 20060921-0117106, Davidson County, TN records.

4. Grant of Transmission Line Easement from L.C. Langford and Elizabeth M. Langford to the United States of America, dated March 9, 1942, and recorded April 4, 1942 in Warranty Book 1181, Page 555, aforesaid records.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Robert E. Baker, Trustee to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 21, 1969, and recorded March 12, 1970 in Book 4403, Page 94, aforesaid records.

6. Storm Water Detention Agreement by and between Embrey Investments, Inc. and The Metropolitan Government of Nashville and Davidson County, dated April 22, 1987, and recorded April 27, 1987 in Book 7216, Page 229, aforesaid records.

7. Appurtenant Access Easement Agreement by and between Des-Tech (TN) Limited Partnership, a Delaware limited partnership and Boyle Craigmeade, L.P., a Tennessee limited partnership, dated June 24, 2005, and recorded June 29, 2005 as Instrument No. 20050629-0074925, aforesaid records.

8. General Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and Des-Tech (TN) Limited Partnership, a Delaware limited partnership, dated June 24, 2005, and recorded June 29, 2005 as Instrument No. 20050629-0074928, aforesaid records.

9. Stormwater Detention Agreement by and between Boyle Craighead, L.P./Boyle Investments and the Metropolitan Government of Nashville and Davidson County, dated May 11, 2006, and recorded May 23, 2006 as Instrument No. 20060523-0060372, aforesaid records.

True Copy Certification

I, Eileen M. Christian, 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.

Eileen M. Christian
Signature

State of PA

County of Chester

Personally appeared before me, ~~[Name of Notary]~~ Julie A Schramm, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie A Schramm
Notary's Signature

My Commission Expires: 1/14/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JULIE A. SCHRAMM, Notary Public
West Chester Boro., Chester County
My Commission Expires January 14, 2018