When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
757871TN

This instrument prepared by:

Lisa A. Sher
Drinker Biddle & Reath LLP
One Logan Square, Ste. 2000
Philadelphia, PA 19103-6996

Davidson County DEEDWARRSP
Recvd: 12/10/15 10:22 6 pgs
Fees:33.00 Taxes:58275.00
20151210-0124276

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8 day of December, 2015, by and between 1706 HEIL QUAKER INVESTORS, LLC, a Delaware limited liability company ("Grantor") and MDH PROPCO 2015-B, LLC, a Delaware limited liability company ("Grantee");

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 all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A for Legal Description

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit B attached hereto and made a part hereof, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

WITNESS the signature of the Grantor the day and year first above written.

1706 HEIL QUAKER INVESTORS, LLC,
a Delaware limited liability company

By: _____
Name: Benjamin P. Coues
Title: Authorized Person

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin P. Coues, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Person of 1706 HEIL QUAKER INVESTORS, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Person, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Authorized Person.

WITNESS my hand and Official Seal at office, this 3rd day of December, 2015.

_____
Notary Public

My Commission Expires 1/16/20.

***

JENNIFER K. LESTER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES JANUARY 16, 2020

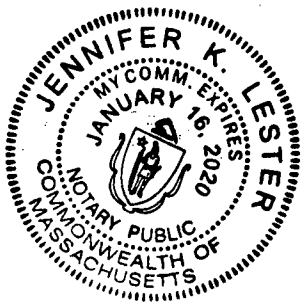
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 3RD day of December, 2015.

Notary Public

My Commission Expires 1/16/20.



Tax Parcel Number: 175-161.00

Tax Notices to:
MDH PROPCO 2015-B, LLC
3715 Northside Parkway NW
Building 400, Suite 240
Atlanta, GA 30327
Attention: Michael Pelt

Property Address: 1706 Heil Quaker, La Vergne, Tennessee

Name and Address of
Property Owner:

MDH PROPCO 2015-B, LLC
3715 Northside Parkway NW
Building 400, Suite 240
Atlanta, GA 30327
Attention: Michael Pelt

EXHIBIT A

ALL THAT CERTAIN LAND lying in the 32nd Councilmanic District of Davidson County, Tennessee, being Lot 2 of the Subdivision of Heil Quaker Corporation Property of record in Plat Book 6250, Pages 958 and 959, Register's Office of Davidson County, Tennessee,

Beginning at an iron rod in the easterly margin of Heil Quaker Boulevard (a 60' right of way), said iron rod being 600.0 feet, more or less, from the northerly right-of-way of Corporate Place, also being the northwesterly corner of the Wendell G. Devries property of record in Deed Book 11716, Page 289, R.O.D.C.;

Thence with said boulevard North 04 deg. 15' 11" East, a distance of 1069.74 feet to an iron rod being a common corner with Lot 1 and the southwest corner of Whirlpool Lavergne Corporation property of record in Deed Book 7454, Page 243, R.O.D.C.;

Thence leaving said boulevard with Lot 1, South 85 deg. 59' 56" East, a distance of 986.05 feet to an iron rod;

Thence South 03 deg. 34' 43" West, a distance of 103.72 feet to a fence post;

Thence South 85 deg. 55' 58" East, a distance of 69.48 feet to a fence post;

Thence South 20 deg. 16' 26" East, a distance of 12.49 feet to a fence post;

Thence South 03 deg. 55' 02" West a distance of 936.73 feet to an iron rod lying in the northerly line of American Freightways, Inc. of record in Instrument No. 20020502-54353, R.O.D.C.;

Thence leaving Lot 1 with American Freightways, Inc. North 86 deg. 57' 18" West a distance of 1067.65 feet to the point of beginning, containing 1,121,304.366 square feet or 25.742 acres, more or less,

Being the same property conveyed to 1706 Heil Quaker Investors, LLC, a Delaware limited liability company from FR/Cal Heil Quaker, LLC, a Delaware limited liability company by Deed of record in Instrument No. 20061002-0121693, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

2. All matters shown on the plat of record in Book 6250, Pages 958 and 959, in the Register's Office for Davidson County, Tennessee

3. Rights of Griffin Technology, Inc., as tenant only, under unrecorded lease or occupancy agreement, without option to purchase or right of first refusal

True Copy Certification

I, Carmen Rice, 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.

Carmen Rice
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Goodman, a notary public for this county and state, Carmen Rice [illegible] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

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

