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THIS INSTRUMENT PREPARED BY:

James T. Mayer, Esq.
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, IL 60603

Davidson County DEEDWARRSP
Recvd: 12/23/15 08:51 7 pgs
Fees:38.00 Taxes:24050.00
20151223-0129007

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
1621 Heil Quaker Boulevard Nashville, Tennessee 37086	Same
Map & Parcel Nos.: 17500011900	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, HQ Lemont, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto Quanta Computer Nashville, LLC, a Wyoming limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1621 Heil Quaker Blvd., Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of December, 2015.

HQ LEMONT, LLC,
a Delaware limited liability company

By: LaVergne Lemont, LLC, a Delaware limited liability company, its managing member

By: First Industrial Mortgage Partnership, L.P., a Delaware limited partnership, its sole member

By: First Industrial Mortgage Corporation, a Maryland corporation, its sole general partner

By: _____
Name: ~~Mary Covaci~~
Its: ~~Authorized Signatory~~

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged ~~himself~~ her to be the ~~Authorized Signatory~~ of First Industrial Mortgage Corporation, a Maryland corporation, the sole general partner of First Industrial Mortgage Partnership, L.P., a Delaware limited partnership, the sole member of LaVergne Lemont, LLC, a Delaware limited liability company, the Managing Member of HQ Lemont, LLC, a Delaware limited liability company, the within named bargainor, and that ~~he~~ she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by ~~himself~~ herself as such Authorized Signatory

WITNESS my hand, at office, this 14th day of December, 2015.

Jessica Buchman
NOTARY PUBLIC

My Commission Expires: Oct. 20, 2018

OFFICIAL SEAL
JESSICA BUCHMAN
Notary Public - State of Illinois
My Commission Expires Oct 20, 2018

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: Oct. 20, 2018

OFFICIAL SEAL
JESSICA BUCHMAN
Notary Public - State of Illinois
My Commission Expires Oct 20, 2018

#37729675_v1

EXHIBIT A

LEGAL DESCRIPTION

Property lying in the 5th Civil District, Davidson County, Tennessee, being Lot #1 on the Plan of Interchange City Industrial Park, Section 26, as of record in Plat Book 4860, Page 106, Register's Office for said County; bounded on the East by Heil-Quaker Blvd., on the North and West by Interchange City Association property, Deed Book 6381, page 227; on the South by the extension of Corporate Place, a street with a R.O.W. of 60', and more specifically described as follows:

Beginning on an iron pin at the corner of the West margin of Heil-Quaker Blvd. and the North margin of Corporate Place (extension) and being the Southeast corner of this tract: thence with the West margin of Heil-Quaker Blvd. N 4 deg. 15' 19" E. 971.61 feet to an iron pin at the Northeast corner of this tract, thence leaving said Blvd. along the South margin of a proposed 60-foot street, N 85 deg. 44'32" W, 506.24 feet to an iron pin at the Northwest corner of this tract; thence S 4 deg. 15' 01" W, 971.68 feet to an iron pin on the North margin or the extension of Corporate Place and being the Southwest corner of this tract; thence with the margin of Corporate Place (extension) S 85 deg. 45' 00" E, 506.16 feet to an iron pin, the Point of Beginning, and containing 11.29 acres according to a survey by Galyon W. Northcutt, TN RLS #1529.

ALSO KNOWN AS

Being in the City of Nashville, in the 5th Civil District of Davidson County, Tennessee and being Lot No. 1 of the Plat of Interchange City Industrial Park, Section XVI, as of record in Book 4860, page 106, Register's Office for said County, recorded June 17, 1976, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Heil Quaker Blvd., said point being thirty feet North 4 degrees 15 minutes East of the intersection of the extended centerline of Corporate Place and the Westerly margin of Heil Quaker Blvd.; thence leaving the margin of Heil Quaker Blvd. North 85 degrees 45 minutes West a distance of 506.16 feet to a point; thence North 4 degrees 15 minutes East a distance of 971.61 feet to a point; thence South 85 degrees 45 minutes East a distance of 506.16 feet to a point, said point being in the West margin of Heil Quaker Blvd.; thence along the Westerly margin of Heil Quaker Blvd. South 4 degrees 15 minutes West a distance of 971.61 feet to the Point of Beginning, containing an area of 11.290 acres.

Being also described as:

Situated in the 5th Civil District, Davidson County, Tennessee, being Lot No. 1, Interchange City Industrial Park, Section 26 as recorded in Book 4860, Page 106, Plat Records of Davidson County, Tennessee and being further described by metes and bounds as follows: BEGINNING at a ½ inch rebar found for the intersection of the West line of Heil Quaker Boulevard and the North line of Corporate Place; THENCE with the North line of Corporate Place, North 85°46'51"

West, a distance of 505.92 feet to a ½" rebar found for the Southeast corner of a tract of land conveyed to Prologis, as recorded in Document No. 20081024-0106587, Davidson County Records; THENCE leaving Corporate Place with the East line of said Prologis tract and the East line of a tract of land conveyed to Prologis, as recorded in Document No. 20060915-0114575, Davidson County Records, North 04°14'09" East, a distance of 971.61 feet to an interior corner of said Prologis tract; THENCE with the South line of said Prologis tract, South 85°46'17" East, a distance of 506.16 feet to a 1 inch rebar found in the West line of Heil Quaker Boulevard; THENCE with said line, South 04°15'00" West, a distance of 971.53 feet to the POINT OF BEGINNING, containing 11.2868 acres (491,653 square feet) of land.

Being the same property conveyed to HQ Lemont, LLC by deed from First Industrial, L.P., a Delaware limited partnership, of record in Instrument No. 200906050052253, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 4860, page 106, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 200703130030458, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200703130030478, Register's Office for Davidson County, Tennessee.

5. The following facts, rights, interests or claims arising out of matters shown on ALTA/ACSM Land Title Survey prepared by John Mark Norwood of Millman National Land Services dated April 3, 2009, last revised October 22, 2015 as Project No. 36885: overhead utility lines onto the Land without benefit of known or recorded easement.

True Copy Certification

I, Barbara Kimberley, 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.

Barbara Kimberley
Signature

State of ILLINOIS

County of COOK

Personally appeared before me, [Name of Notary], 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.

Notary's Signature

My Commission Expires: 04/21/16
Notary' Seal (if on paper)

OFFICIAL SEAL
CLENNIE HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES
April 21, 2016