THIS INSTRUMENT PREPARED BY:
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Nashville, TN 37201-1638

Davidson County DEEDWARRSP
Recvd: 01/08/16 15:08 10 pgs
Fees:53.00 Taxes:48470.00
20160108-0002240

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IC BP III Holdings XV, LLC 1 Sansome Street, Suite 1500 San Francisco, CA 94104	Same	07016001900 07113001300 07113001900

STATE OF Tennessee)
COUNTY OF Davidson)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

The actual consideration or value, whichever is greater, for this transfer is $13,100.00.00.

Affiant

SUBSCRIBED AND SWORN to before me this 6th day of January, 2016.

Notary Public
My Commission Expires: 10-21-2018

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SSMS TRADEMARK, LLC, a Tennessee limited liability company, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to IC BP III HOLDINGS XV, LLC, a Delaware limited liability company, its successors and assigns, hereinafter "Grantee," those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be specifically identified on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Said Property is known as 220, 230 and 240 Great Circle Road, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 8th day of January, 2016.

SSMS TRADEMARK, LLC

By: Scott A. Gaucher

Title: Secretary

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, Jolene Workman, of the State and County aforesaid, personally appeared Scott A. Yaeger, 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 Secretary of SSMS TRADEMARK, LLC, the within named bargainor, a limited liability company, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary.

WITNESS my hand and seal, in Berea, Ohio, this 4th day of January, 2016.

Jolene Workman
NOTARY PUBLIC

My Commission Expires:

1-4-16

NOTARIAL SEAL STATE OF OHIO

JOLENE WORKMAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 1/1/18

EXHIBIT "A"

Property Description

LOTS 5B, 12A AND 12B
PARCEL I

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Great Circle Road, being Lot No. 5B as shown on the plan Tract 5B, MetroCenter as of record in Book 5190, Page 42, R.O.D.C., Lot No. 12A as shown on the plan of Tract 12A MetroCenter as of record in Book 5190, Page 275, R.O.D.C., and Tract 12B as shown on plan of MetroCenter, Section 13 as of record in Book 5190, Page 486, R.O.D.C., and being more particularly described as follows:

BEGINNING, at an iron pin (found) in the westerly right-of-way line of Great Circle Road, said iron pin being northerly 410 feet, more or less, as measured along said westerly right-of-way line, from the centerline of Vantage Way;

THENCE, leaving said westerly right-of-way line with the northerly line of property conveyed to SDG Metro, LLC. By deed of record in Instrument No. 200708310105058, R.O.D.C., S 65° 48' 24" W, 615.80 feet to an iron pin found in the easterly line of property conveyed to Vantage Way LLC by deed of record in Instrument No. 200606290077944, R.O.D.C.;

THENCE, with said easterly line N 22° 44' 13" W, 316.15 feet to an iron pin (found);

THENCE, with the easterly line of property conveyed to 3C Investments, LLC by deed of record in Instrument No. 200512010144378, R.O.D.C., N 07° 36' 44" W, 350.74 to an p.k. nail (found);

THENCE, with the easterly line of property conveyed to Dede Wallace Institute by deed of record in Book 6809, Page 826, R.O.D.C., N 15° 58' 00" W, 206.00 feet to an iron pin (found);

THENCE, with the easterly line of property conveyed to Delta Dental Plan of Tennessee by deed of record in Book 10066, Page 349, R.O.D.C., and an easterly line of property conveyed to Nashville Area United Way by deed of record in Book 5345, Page 229, R.O.D.C., N 25° 50' 00" W, 299.93 feet to an iron pin (found);

THENCE, with a southerly line of said Nashville Area United Way property and the southerly line of property conveyed to SEV Metrocenter IV, LLC by deed of record in Instrument No. 20071221014672 9, R.O.D.C., N 72° 11' 24" E, 628.66 feet to an iron pin in the westerly right-of-way line Great Circle Road;

THENCE, with said westerly right-of-way line the following calls:

S 16° 36' 03" E, 132.51 feet to an iron pin (found);

With a curve to the right 339.60 feet to an iron pin (found), said curve having a central angle of 11° 02' 12", a radius of 1,763.00 feet, a tangent of 170.33 feet and a chord of S 11° 04' 57" E, 339.08 feet;

With a curve to the left 632.85 feet to the point of beginning, said curve having a central angle of 29° 18' 45", a radius of 1,237.00 feet, a tangent of 323.51 feet and a chord of S 20° 13' 14" E, 625.97 feet.

Containing 656,391 square feet or 15.07 acres, more or less.

Being the same property conveyed to SSMS Trademark, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20120723-0064634, Register's Office for Davidson County, Tennessee.

EASEMENT FOR INGRESS AND EGRESS TO LOT NO. 12A PARCEL II

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, Page 48, MetroCenter, Section One, more particularly described as follows:

BEGINNING, at the southeast corner of Tract 7D, as recorded in Plat Book 6050, Page 245, R.O.D.C.;

THENCE, S 07° 36' 44" E, along the rear lot line of Lot 12A as shown on the Plat of record in Book 5190, Page 275, a distance of 30 feet;

THENCE, S 74° 02' 00" W, 246 feet, more or less, to the east margin of an existing 40 foot access and public utility easement;

THENCE, N 15° 58' 00" W, 30 feet to the southwest corner of Tract 7D;

THENCE, N 74° 02' 00" E, 246 feet to the point of beginning.

EASEMENT FOR INGRESS AND EGRESS TO TRACT 5B
PARCEL III

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, Page 48, MetroCenter, Section One, more particularly described as follows:

BEGINNING, at the southeast corner of Tract 7D as recorded in Plat Book 6050, Page 245, R.O.D.C.;

THENCE, N 82° 23' 16" E, 35 feet to a point;

THENCE, S 07° 36' 44" E, 234 feet to a point on the north margin of Tract 5B;

THENCE, with said north margin S 72° 11' 24" W, 30.48 feet to a point;

THENCE, N 07° 36' 44" W, 185.45 feet to the beginning of a curve to the left;

THENCE, with a curve to the left having a central angle of 98° 46' 36" a radius of 25 feet, 43.10 feet to a point;

THENCE, S 74° 02' 00" W, 216.21 feet to the east margin of an existing 40 feet access and public utility easement;

THENCE, N 15° 58' 00" W, 25 feet to Tract 7D;

THENCE, N 74° 02' 00" E, 246 feet to the point of beginning.

PARCEL IV

Together with the right to use the 40 foot common access easement for ingress and egress as shown on the plan of MetroCenter Tract 7D as of record in Book 6050, Page 245, said Registrar's Office.

Being the same property conveyed to SSMS Trademark, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20120723-0064634, Register's Office for Davidson County, Tennessee.

Together with Appurtenant Easements contained in Declaration of Reciprocal Easements and Covenants for Trademark Square recorded in Instrument No. 20020801-0092360, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

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

2. Restrictive Covenants contained in Exclusive Covenant of record in Book 5225, page 120, Register's Office, Davidson County, Tennessee.

3. Restrictive Covenants contained in Memorandum of Lease of record in Book 5225, page 112, Register's Office, Davidson County, Tennessee.

4. Covenant of record in Book 5442, page 338, Register's Office, Davidson County, Tennessee.

5. Terms and conditions contained in Declaration of Agreement, Charges, Assessments and Liens for Metro Center Business Park of record in Book 7487, page 952, Register's Office, Davidson County, Tennessee.

6. Rights of others in and to the ingress-egress easements described as Parcels II, III and IV on Exhibit A attached hereto.

7. All matters shown on Plan of record in Plat Book 5190, page 486, Register's Office, Davidson County, Tennessee.

8. All matters shown on Plan of record in Plat Book 5190, page 275, Register's Office, Davidson County, Tennessee; as amended in Plat Book 5598, page 915, said Register's Office.

9. All matters shown on Plan of record in Plat Book 5190, page 42, Register's Office, Davidson County, Tennessee.

10. Easement Agreement of Record in Plat Book 5305, page 426, Register's Office, Davidson County, Tennessee, as shown on Survey, as hereinafter defined.

11. All matters shown on ALTA/ACSM Survey made by Tony Reasons II, RLS 1665 of The Reasons Company, dated 4/30/15 & last revised 10/8/2015 (herein referred to as the "Survey").

12. All matters shown on the plans of record in Plat Book 6050, page 245, Register's Office, Davidson County, Tennessee.

13. Lease dated 7/22/99, recorded in Book 11591, page 977, Register's Office, Davidson County, Tennessee, by and between Self Service Mini Storage and State of Tennessee. Said lease was amended by Amendment No. One dated 9/1/99, not of record.

14. Terms and conditions of Declaration of Reciprocal Easements and Covenants for Trademark Square recorded in Instrument #20020801-0092360, Register's Office, Davidson County, Tennessee.

15. Deed of Trust, Security Agreement and Fixture Filing by and among SSMS Trademark, LLC, a Tennessee limited liability company, dated July 20, 2012, to Richard B. Gossett as Trustee, for the benefit of The Lincoln National Life Insurance Company, and recorded on July 23, 2012, at 2:43 PM in Instrument #20120723-0064635, Register's Office, Davidson County, Tennessee, securing the principal amount of $8,000,000.00.

16. Subject to Absolute Assignment of Rents & Profits and Collateral Assignment of Leases recorded in Instrument #20120723-0064636, Register's Office, Davidson County, Tennessee.

17. UCC-1 Financing Statement listing SSMS Trademark, LLC, a Tennessee limited liability company, as Debtor, and The Lincoln National Life Insurance Company, as Secured Party, of record in Instrument #20120723-0064637, Register's Office, Davidson County, Tennessee, and File #212-040240, Secretary of State of Tennessee.

True Copy Certification

I, Kay B. Housch, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH, 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: 10-31-2018
Notary' Seal (If on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 31, 2018