This Instrument was Prepared by:
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BILL GARRETT, Davidson County
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20161118-0121648

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills to:	Map/Parcel
Nashville Roadrunner, LLC 3300 N. 29th Avenue Hollywood, Florida 33020	New Owner	09312001300

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CALEAST NAT, LLC,** a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **NASHVILLE ROADRUNNER, LLC,** a Tennessee limited liability company ("**Grantee**"), its successors and assigns, that certain real estate in Davidson County, Tennessee, as follows:

See legal description on Exhibit A attached hereto and made a part hereof.

STATE OF Illinois
COUNTY OF Will

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00

Affiant

Subscribed and sworn to before me this the ____ day of _____, 2016

OFFICIAL SEAL
KAREN AJAYI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sep 24, 2019

Karen Ajayi
Notary Public

My commission expires: _____

(Affix Seal)

This is improved property commonly known as 615 Nestor Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee its successors and assigns forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted encumbrances set forth on Exhibit B attached hereto and made a part hereof.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, is successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

In WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this _____ day of November 2016.

CALEAST NAT, LLC, a Delaware limited liability company

By: CenterPoint Properties Trust, a Maryland real estate investment trust, its sole member

By: James N. Clewlow
Name: Chief Investment Officer
Title:

By:
Name: Michael Tortorici
Title: Senior Vice President, Treasurer

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Clewlow, and Michael Tortorici, as Chief Investment Officer and Senior Vice President, Treasurer respectively, of CenterPoint Properties Trust, sole member of CalEast NAT, LLC, a Delaware limited liability company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said trust and limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of November, 2016.

OFFICIAL SEAL
KAREN AJAYI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sep 24, 2019

Karen Ajayi
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the 15th Councilmanic District of Nashville, Davidson County, Tennessee and bounded on the North by Nester Street, East by Stanley Street, South by Tennessee Central Railroad and West by Nashville Wire Products Manufacturing Company and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly margin of Nestor Street (60' R.O. W.) and the northeastern corner of Nashville Wire Products Manufacturing Company of record in Deed Book 8767, page 858, R.O.D.C. and being the northwesterly corner of the herein described tract;

Thence, with the southerly margin of Nestor Street (60' R.O.W.) for the next three (3) courses and distances;

Thence, along a curve to the right having a radius of 6335.10 feet and a central angle of 2 deg. 15' 31", an arc length of 249.72 feet and being subtended by a chord which bears North 78 deg. 14' 28" East, a distance of 249.70 feet to an iron pin (set);

Thence, North 79 deg. 22' 13" East, a distance of 373.16 feet to an existing iron pin;

Thence, along a curve to the right having a radius of 3940.93 feet and a central angle of 3 deg. 26' 12", an arc length of 236.38 feet and being subtended by a chord which bears North 81 deg. 05' 19" East, a distance of 236.34 feet to an existing iron pin;

Thence, with the westerly margin of Stanley Street (60' R.O.W.) for the next two (2) courses and distances:

Thence, along a curve to the right a radius of 30.00 feet and a central angle of 97 deg. 32' 11", an arc length of 51.07 and being subtended by a chord which bears South 48 deg. 25' 29" East, a distance of 45.12 feet to an existing iron pin;

Thence, South 00 deg. 21' 13" West, a distance of 359.76 feet to an iron pin (set) in the northerly margin of Tennessee Central Railroad;

Thence, with said northerly margin for the next two (2) courses and distances:

Thence, South 81 deg. 06' 46" West, a distance of 690.40 feet to an iron pin (set);

Thence, South 86 deg. 37' 46" West, a distance of 115.41 feet to an iron pin (set);

Thence, along or near the easterly line of Nashville Wire Products Manufacturing Company of record in Deed Book 8767, page 858, R.O.D.C. North 12 deg. 49' 41" West, a distance of 355.68 feet to the point of beginning.

Containing 324,245 square feet or 7.44 acres more or less.

Land description based on a survey by Crawford Land Surveyors, P.C. dated May 25, 2007.
Being the same property conveyed to CalEast Nat, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20071221-0146732, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.

2. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

2. All matters shown on Plat recorded in Book 5050, page 90.

3. Easement (s) to Tennessee Electric Power Company, as set forth in instrument recorded in Book 1040, page 435.

4. Easement (s) to Nashville Gas Company, as set forth in instrument recorded in Book 2860, page 475.

5. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 9055, page 993.

6. Deed of Conveyance as of record in Book 8664, page 69.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20150608-0053273, Register's Office for Davidson County, Tennessee.