Davidson County DEEDWARRSP
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20170201-0010873

THOMAS TITLE & ESCROW
161226-60

This document was prepared by:

Brad Lowry
Jackson Walker LLP
2323 Ross Avenue, Suite 600
Dallas, Texas 75201

Address of New Owner Send Tax Bills To: c/o Real Estate Opportunity Partners, LLC
5250 Virginia Way
Suite 160
Brentwood, TN 37027

After recording, mail to:

Maynard Cooper & Gale
1901 Sixth Avenue North
Regions Harbert Plaza
Suite 2400
Birmingham, Alabama 35203
Attention: Tom Clark

Map & Parcel Nos: 10700011200 (LOT No. 1)
09500010800 (LOT No. 2)

SPECIAL WARRANTY DEED

[Highland Ridge I, 565 Marriott Drive, Nashville, TN]
[Highland Ridge II, 555 Marriott Drive, Nashville, TN]

FRDGS HIGHLAND RIDGE LLC, a Delaware limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00) and other good and valuable consideration in hand paid by BNA HIGHLAND RIDGE, LLC, a Delaware limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain improved real property situated in Davidson County, State of Tennessee and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings and improvements located thereon (collectively, the "Property"), and all rights, titles and interests of Grantor appurtenant thereto, subject, however, to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), to the extent said Permitted Exceptions affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made on an "As Is", "Where Is" and "With All Faults" basis. The Property is sold in its present condition, AS IS and no warranties, express or implied, are made or inferred by virtue of this conveyance, except for a Warranty of Title and those representations and warranties made by Grantor to Grantee in that certain Agreement of Purchase and Sale (as amended, the "Purchase Agreement") dated as of December 5, 2016, between Grantor and REAL ESTATE OPPORTUNITY PARTNERS, LLC, a Tennessee limited liability company, as assigned to Grantee.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed this 31st day of January, 2017.

GRANTOR:

FRDGS HIGHLAND RIDGE LLC,
a Delaware limited liability company

By: Goldman Sachs Realty Management, LLC,
a Delaware limited liability company,
its asset manager

By: _____
Name: John P Gaglioc
Title: Authorized Signatory

STATE OF Texas §
§
COUNTY OF Dallas §

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared John P Gaglioc with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the Authorized Signatory of Goldman Sachs Realty Management, LLC, a Delaware limited liability company, the asset manager of FRDGS HIGHLAND RIDGE LLC, a Delaware limited liability company the within named grantor, and that John P Gaglioc, as such Authorized Signatory of Goldman Sachs Realty Management, LLC, a Delaware limited liability company, the asset manager, executed the foregoing instrument for the purpose therein contained by signing the name of Goldman Sachs Realty Management, LLC, a Delaware limited liability company, the asset manager by him/herself as Authorized Signatory of such limited liability company, the asset manager.

WITNESS my hand and official seal this 30 day of January, 2017.

_____
Notary Signature

Dianna Hartwell
Notary Printed Name

My Commission Expires: 7/3/20

(PERSONALIZED SEAL)

NOTARY PUBLIC STATE OF TEXAS
DIANNA HARTWELL
Notary ID # 129041838
My Commission Expires
July 3, 2020

STATE OF Texas §
§
COUNTY OF Dallas §

The actual consideration or value, whichever is greater, for this transfer is $48,300,000.00.

AFFIANT:

Subscribed and sworn to before me this the 30 day of January, 2017.

Notary Public
My Commission Expires: 7/3/20

DIANNA HARTWELL
Notary ID # 129041838
My Commission Expires
July 3, 2020

EXHIBIT A

Property

Highland Ridge I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Highland Ridge, as shown on plat of record in Plat Book 5800, page 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Highland Ridge II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Highland Ridge, as shown on plat of record in Plat Book 5800, page 183, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to FRDGS Highland Ridge LLC, a Delaware limited liability company by deed of record in Instrument No. 201310180109007, in the Register's Office of Davidson County, Tennessee.

TOGETHER with any of Grantor's right, title and interest, without warranty, in and to the following easements:

That certain non-exclusive reciprocal easement for ingress and egress as set forth in Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6055, Page 777, as amended and restated in Book 6408, page 640. Said Amendment and Restatement was rerecorded in Book 6409, Page 17.

That certain non-exclusive easement to the sign parcel as set forth in Restrictive Covenants and Easements of record in Book 7713, Page 578.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2017 and subsequent years, a lien, which are not yet due and payable.

2. Restrictive Covenants of record in Book 5762, Page 691 through 722, in the Register's Office for Davidson County, Tennessee, including lien for unpaid assessments.

3. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 6055, Page 777, as amended and restated in Book 6408, Page 640. Said amendment and restatement was rerecorded in Book 6409, Page 17, in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 5858, Page 316, in the Register's Office for Davidson County, Tennessee. (Pertains to Lot No. 1)

5. Development Agreement of record in Book 5762, Page 677, in the Register's Office for Davidson County, Tennessee.

6. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6010, Page 732. (Pertains to Lot No. 1)

7. Restrictive Covenants and Easements of record in Book 7713, Page 578, in the Register's Office for Davidson County, Tennessee.

8. The plat of record in Book 5800, Page 19 (LOT No. 1) indicates the following:

   (a) Minimum Building Setback Lines as shown.
   (b) 20' Public Utilities Easement.
   (c) 10' Public Utilities Easement.
   (d) Ingress and Egress to the lot permitted only as shown.
   (e) Public Utilities and/or Storm Drainage Easement as shown (Note #1).

9. The plat of record in Book 5800, Page 183 (LOT No. 2) indicates the following:

   (a) Minimum Building Setback Lines as shown.
   (b) 10' Public Utilities Easement.
   (c) Public Utilities and/or Storm Drainage Easement as shown.
   (d) 20' Public Utilities Easement as shown.
   (e) Ingress and Egress to this lot from Marriott Drive permitted only as shown.

10. Survey Number 73-260 0731, dated January 28, 2017, prepared by Ted J. Stevenson, II, Tennessee RLS # 2136 of Ragan-Smith Associates, Inc., Surveyors, indicates the following: (PERTAINS TO LOT No. 1)

    (a) Gas Line crossing as shown.
    (b) Underground Utilities.
    (c) Water Line crossing as shown.
    (d) Drainage Structures crossing as shown.
    ALL as more particularly shown on said survey.

11. Survey Number 73-260 0731, dated January 28, 2017, prepared by Ted J. Stevenson, II, Tennessee RLS # 2136 of Ragan-Smith Associates, Inc., Surveyors, indicates the following: (PERTAINS TO LOT No. 2)

(a) Curbing crossing as shown.
(b) Drainage Structures crossing as shown.
ALL as more particularly shown on said survey.

True Copy Certification

I, Traci R. Miller, 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 Texas

County of Dallas

Personally appeared before me, Diana Doss, a notary public for this county and state, Traci R. Miller 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: _____
Notary' Seal (if on paper)

DIANA DOSS
Notary Public
STATE OF TEXAS
Notary ID # 125361419
My Comm. Exp. March 3, 2018