Davidson County DEEDWARRSP
Recvd: 02/03/17 14:48 6 pgs
Fees:33.00 Taxes:113858.90
20170203-0011935

FROM: **CABOT II – TN2M01, LLC**

TO: **G&I IX 245 GREAT CIRCLE LLC**

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
c/o DRA Advisors LLC 220 E. 42nd Street New York, New York 10017 Attention: Daniel Goldman	SVN – RICORE Investment Management, Inc. 11500 Northlake Drive, Suite 100 Cincinnati, Ohio 45249 Attention: Mark S. Fajack	Parcel 071-130-003-00

THIS INSTRUMENT PREPARED BY: Daniel Ivler, Esq., Blank Rome LLP

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ New York)

The actual consideration or value, whichever is greater, for this transfer is $30,772,668.

Affiant
David Gray
Vice President

Subscribed and sworn to before me, this the 13 day of January, 2017.

NAZARAH WILLIAMS
Notary Public, State of New York
No. 01WI6317817
Qualified in Kings County
Commission Expires January 12, 2019

Notary Public
My Comm. Expires: 1/12/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CABOT II – TN2M01, LLC**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **G&I IX 245 GREAT CIRCLE LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as on Exhibit A, attached hereto:

> Being the same property conveyed to **CABOT II – TN2M01, LLC**, a Delaware limited liability company by deed from **BRE/HODGES NASHVILLE L.L.C.**, a Delaware limited liability company, of record in Davidson County, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances of record to the extent in force and applicable to the property.

This is improved property located at 245 Great Circle Road, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the limitations, restrictions, encumbrances and matters of record to the extent in force and applicable to the property), but not further or otherwise. Wherever 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 on following page]

WITNESS its hand this 12th day of January, 2017.

CABOT II – TN2M01, LLC,
a Delaware limited liability company

By: Cabot Industrial Value Fund II Operating Partnership, L.P., a Delaware limited partnership, its sole member

By: _____
Name: Charles L. Forbes
Title: Senior Vice President - Investments

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles L. Forbes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be SVP- Investments of Cabot Industrial Value Fund II Operating Partnership, the within named bargainor, a limited partnership and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Senior Vice President.

Witness my hand and seal, at office in Boston, Massachusetts, this the 12th day of January, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

LAURA M TOOMEY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 11, 2021 NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS :
: SS
COUNTY OF SUFFOLK :

On this 12th day of January, 2017, before me, the undersigned notary public, **Charles L. Forbes** personally appeared, proved to me through satisfactory evidence of identification, which was a Massachusetts drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as SVP-Investments of Cabot Industrial Value Fund II Operating Partnership, L.P., a Delaware limited partnership, as the voluntary act of the Grantor as set forth above.

Laura M. Toomey
Notary Public

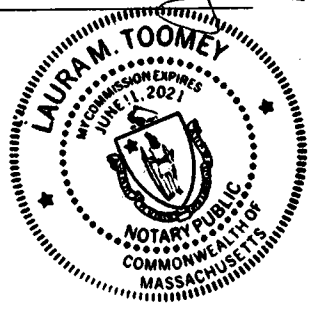


EXHIBIT A TO DEED (CABOT II – TN2M01, LLC)

LEGAL DESCRIPTION

Being a tract of land lying in the 8th Civil District of Davidson County, Tennessee, said tract being recorded as Resubdivision of Part of Block "H", Section No. 1, MetroCenter, Tract 13, in Plat Book 4660, Page 87, as corrected in Plat Book 4793, Page 598, and being more particularly described as follows:

Beginning at an iron rod (old) in the east right-of-way of Great Circle Road (84' wide right-of-way), said iron rod lying northwesterly 443.59 feet, more or less, along said right-of-way from the intersection of the northwest right-of-way of Vantage Way extended (80' wide right-of-way) and the east right-of-way of Great Circle Road; thence with the east right-of-way of Great Circle Road the following four calls: along a curve to the right having a radius of 1,153.00 feet and an arc length of 516.34 feet, being subtended by a chord of North 18 degrees 23 minutes 36 seconds West for a distance of 512.04 feet to an iron rod (old); along a curve to the left having a radius of 1,847.00 feet and an arc length of 355.78 feet, being subtended by a chord of North 11 degrees 04 minutes 57 seconds West for a distance of 355.23 feet to a point; North 16 degrees 36 minutes 03 seconds West for a distance of 352.46 feet to an iron rod (old); and along a curve to the left having a radius of 430.00 feet and an arc length of 8.92 feet, being subtended by a chord of North 17 degrees 11 minutes 42 seconds West for a distance of 8.92 feet to an iron rod (old); thence leaving said right-of-way North 72 degrees 12 minutes 38 seconds East for a distance of 200.00 feet to an iron rod (old); thence North 62 degrees 45 minutes 29 seconds East for a distance of 550.00 feet to an iron rod (new); thence North 26 degrees 30 minutes 00 seconds East for a distance of 329.93 feet to a point; thence South 63 degrees 30 minutes 00 seconds East for a distance of 254.48 feet to a point; thence South 49 degrees 30 minutes 00 seconds East for a distance of 260.30 feet to a point; thence South 51 degrees 11 minutes 13 seconds West for a distance of 143.68 feet to a point; thence South 46 degrees 25 minutes 47 seconds East for a distance of 383.50 feet to a point; thence North 37 degrees 11 minutes 13 seconds East for a distance of 173.29 feet to a point; thence South 34 degrees 15 minutes 00 seconds East for a distance of 606.80 feet to a point; thence South 62 degrees 45 minutes 29 seconds West for a distance of 1,722.32 feet to an iron rod (old), said iron rod being the Point of Beginning.

Said property contains 39.994 acres, more or less, as shown on ALTA/ACSM Land Title Survey Tract 13 MetroCenter, Resubdivision of Part of Block "H", Section One, prepared by Jordan Jones & Goulding, bearing the certification of Hubert K. Adderholdt, Registered Land Survey Tennessee No. 908, dated July 26, 2002, last revised August 29, 2002.

Being the same property conveyed to Cabot II-TN2M01, LLC, a Delaware limited liability company from BRE/Hodges Nashville, L.L.C., a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 200701080003317, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. MATTHEW FOSTER, 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.

D. Matt Foster
Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis Wilburn, a notary public for this county and state, D. Matthew Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis Wilb
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018