Prepared by:

Paul Didomenico, Esq.
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222

Davidson County DEEDWARRSP
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20170309-0023550

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 10th day of March, 2017, between **SCF RC FUNDING III LLC**, a Delware limited liability company ("***Grantor***"), party of the first part, and **SCF RC FUNDING I LLC**, a Delaware limited liability company ('***Grantee***"), party of the second part,

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part all of Grantor's right, title and interest in and to that certain real property situated in Davidson County, Tennessee, legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "***Property***"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "***party***" is used herein, it shall mean "***parties***" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

Prior Instrument Reference: Special Warranty Deed by Gregel School Property IV, LLC, an Ohio limited liability company, to SCF RC Funding III LLC, a Delaware limited liability company, dated November 14, 2016 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20161202-0126386.

[Signatures appear on following page]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 2nd day of March, 2017.

GRANTOR:

SCF RC FUNDING III LLC, a Delaware limited liability company

By: SCF Realty Capital LLC, manager

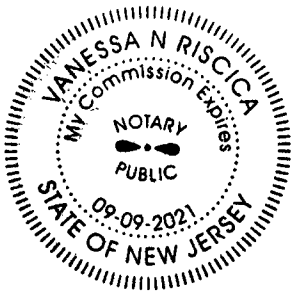
By: _____
Name: Peter M. Mavoides
Title: President

STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

BE IT REMEMBERED, that on this 2 day of March, 2017, before me, the subscriber, personally appeared Peter M. Mavoides, who, being by me duly sworn on [his/her] oath, does make proof to my satisfaction that he/she is the President of SCF Realty Capital LLC, manager of SCF RC Funding III LLC, a Delaware limited liability company, the company named in the within instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.

Vanessa N. Riscica
Notary Public

My Commission Expires: 9.9.21



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(FOR RECORDING DATA ONLY)

Property Address:
601 Marriott Drive
Nashville, TN

Property Owner:

SCF Funding III LLC
47 Hulfish Street
Suite 210
Princeton, NJ 08542

Map & Parcel Number:
107-115.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)

TGS Holdings, LLC
278 Franklin Road, Suite 100
Brentwood, TN 37027

This instrument prepared by:

Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Paul Didomenico

Return to:

First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Attn: Kristin Brown

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,130,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

SCF RC FUNDING III LLC,
a Delaware limited liability company

By: SCF Realty Capital LLC, manager

By: _____
Name: Peter M. Nwamadi
Title: President

Subscribed and sworn to before me this 2 day of March, 2017.

Vanessa N. Riscica
Notary Public

My Commission Expires:
9.9.21

State tax: $ 11,581.00
Recording fee: $ 33.00
Total: $ 11,614.00

VANESSA N RISCICA
My Commission Expires
NOTARY PUBLIC
09-09-2021
STATE OF NEW JERSEY

EXHIBIT A

Legal Description

Address: 601 Marriott Drive, Nashville, TN

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY HR NASH, LLC & SVF, ON THE EAST BY THE HIGHLANDS SUBDIVISION, ON THE SOUTH BY MARRIOTT DRIVE, AND ON THE WEST BY HR NASH, LLC, & SVF, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY: ADVANTAGE LAND SURVEYING - DATED FEBRUARY 23, 2007.

BEGINNING AT AN IRON ROD (SET) AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

1. N 79°16'05" W 232.57' TO A CONCRETE MONUMENT; WITH A CURVE TO THE RIGHT 153.73' TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41°12'30", A RADIUS OF 213.89', A TANGENT OF 80.41' AND A CHORD OF N 58°39'52"W, 150.54';

2. WITH A CURVE TO THE RIGHT 124.51' TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 32°14'17", A RADIUS OF 221.28', A TANGENT OF 63.94', AND A CHORD OF N 21°56'27"W, 122.87';

3. THENCE; LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION 1, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800 PAGE 19 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84°19'14"E 61.71' TO AN IRON PIN;

4. THENCE; CONTINUING WITH SAID LINE N 48°43'07" E, 249.85' TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

5. THENCE; WITH SAID LINE THE FOLLOWING CALLS:

S 04° 45' 03" E 155.30'
S 05° 19' 36" E 99.97'
S 40° 52' 03" E 201.27' TO THE POINT OF BEGINNING.

6. CONTAINING 69,981.4 SQUARE FEET OR 1.61 ACRES +/-

The foregoing property being also described as follows:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FOURTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY SIDE OF MARRIOTT DRIVE, WEST OF ERMAC DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

N 79° 14' 57" W 232.87 FEET TO A POINT; WITH A CURVE TO THE RIGHT 153.73 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41° 11' 48", A RADIUS OF 213.81 FEET, A TANGENT OF 80.36 FEET AND A CHORD OF N 58° 39' 03" W, 150.44 FEET;

WITH A CURVE TO THE RIGHT OF 124.33 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 32° 22' 51", A RADIUS OF 220.00 FEET, A TANGENT OF 63.88 FEET, AND A CHORD OF N 21° 51' 43" W 122.69 FEET;

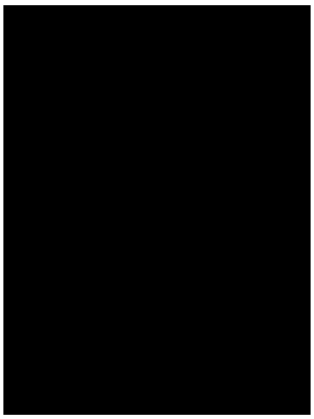
THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION ONE, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800, PAGE 19, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84° 19' 42" E 61.53 FEET TO AN IRON PIN;

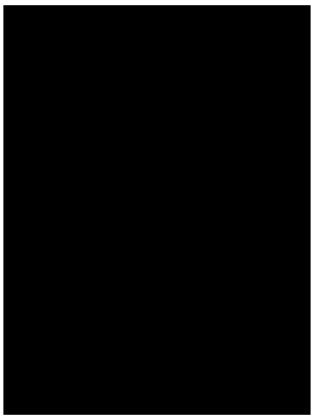
THENCE CONTINUING WITH SAID LINE N 48° 42' 52" E, 250.01 FEET TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH SAID LINE THE FOLLOWING CALLS:

S 04° 58' 31" E 155.26 FEET TO A POINT;
S 04° 56' 19" E 100.00 FEET TO AN IRON PIN;
S 04° 52' 03" E 201.26 FEET TO THE POINT OF BEGINNING.

BEING the same premises that Gregel School Property IV, LLC, an Ohio limited liability company, by Special Warranty Deed dated November 14, 2016 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20161202-0126386, granted and conveyed unto SCF RC Funding III LLC, a Delaware limited liability company, the Grantor herein.





True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019