Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
NASHVILLE OFFICE 2, LLC c/o Zurich Alternative Asset Management 165 Broadway, One Liberty Plaza New York, New York 10006	NASHVILLE OFFICE 2, LLC c/o Zurich Alternative Asset Management 165 Broadway, One Liberty Plaza New York, New York 10006	093-13-0-143.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 35 MUSIC SQUARE EAST, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to NASHVILLE OFFICE 2, LLC, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located at 35 Music Square East, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

BILL GARRETT, Davidson County
Trans:T20170024319 DEEDWARRSP
Recvd: 03/22/17 12:33 5 pgs
Fees:28.00 Taxes:151700.00
20170322-0028022

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 17 day of March, 2017.

GRANTOR:

35 MUSIC SQUARE EAST, LLC,
a Delaware limited liability company

By: Music Square East PDC, LLC,
a Delaware limited liability company,
Managing Member

By: PDC TN/FL, LLC
a Delaware limited liability company,
Manager

By: _____
Whitfield Hamilton, Local Partner

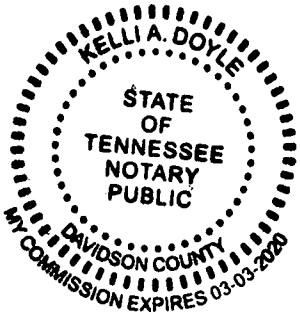
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kelli A. Doyle, a Notary Public in the state and county aforesaid, personally appeared Whitfield Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is the Local Partner of PDC TN/FL, LLC, a Delaware limited liability company, the Manager of Music Square East PDC, LLC, a Delaware limited liability company, the Managing Member of 35 MUSIC SQUARE EAST, LLC, a Delaware limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the Local Partner, of the Manager, of the Managing Member of the within named Grantor.

WITNESS my hand, at office, this 16 day of March, 2017.

_____
Notary Public

My Commission Expires: 03-03-2020



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $41,000,000.00.

Affiant

Subscribed and sworn to before me this 16 day of March, 2017.

Notary Public

My Commission Expires: 03-03-2020

KELLI A. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

EXHIBIT "A"

(LEGAL DESCRIPTION)

Being a tract of land lying in the nineteenth council district of Nashville, Davidson County, Tennessee, said tract being parcel numbers 143, 144, 145 and 146 as shown on Davidson County Property Map Number 93-13, said parcels being Lot Numbers 17-21 as shown on the Chancery Plat entitled "O.B. Hayes First Plan of Small Lots" of record in Plat Book 1, page 69, R.O.D.C.T. (Register's Office for Davidson County, Tennessee).

Said Lots are located on the westerly right-of-way line of Music Square East at the intersection of Music Circle South and being more particularly described, by meters and bounds, as follows:

Beginning at a 5/8" iron rod (old) with no cap in the westerly right-of-way line of Music Square East and the southeasterly corner of Lura Bainbridge of record in Deed Book 6734, page 331, R.O.D.C.T., which is the southeasterly corner of Lot 16 of said O.B. Hayes First Plan of Small Lots and being the northeasterly corner of the herein described property;

Thence, with the westerly right-of-way line of Music Square East, South 08 degrees 55 minutes 42 seconds West, 249.26 feet to a 3" iron pipe (old) at the northeasterly corner of the Mike Curb Trust of record as Instrument No. 20091218-0115486, R.O.D.C.T., which is the northeasterly corner of Lot 22 of said O.B. Hayes First Plan of Small Lots;

Thence, leaving said right-of-way line with said Mike Curb Trust, North 83 degrees 14 minutes 02 seconds West, 153.10 feet to a 3" iron pipe (old) at the northwesterly corner of said Mike Curb Trust and the easterly right-of-way line of Alley Number 440;

Thence, with the easterly right-of-way line of Alley Number 440, North 09 degrees 00 minutes 31 seconds East, 250.00 feet to a P.K. nail (new) with a shiner stamped Ragan-Smith Associates at the southwesterly corner of said Lura Bainbridge;

Thence leaving said alley with said Lura Bainbridge, South 82 degrees 57 minutes 35 seconds East, 152.72 feet to the point of beginning and containing 38,146 square feet or 0.88 acres, more or less, described according to the ALTA/ASCM Land Title Survey, dated March 15, 2017, prepared by Ted J. Stevenson II, TN RLS # 2136 with Ragan Smith Associates, Inc., Job Number 13086.

Being the same property conveyed to 35 MUSIC SQUARE EAST, LLC, a Delaware limited liability company, deed from SESAC Realty, LLC, a Tennessee limited liability company, of record as Instrument No. 20140916-0084612, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140711-0061334, Register's Office for Davidson County, Tennessee.
3. All matters shown on that certain plat of survey by Ted J. Stevenson II, TN RLS # 2136 with Ragan Smith Associates, Inc., dated March 15, 2017, Job Number 13086.
4. Rights of tenants under unrecorded leases.