THIS INSTRUMENT PREPARED BY:

Jeffrey P. McCormack, Esq.
c/o Atapco Properties, Inc.
One South Street, Suite 2800
Baltimore, Maryland 21202

BILL GARRETT, Davidson County
Trans:T20170029844 DEEDWARRSP
Recvd: 04/10/17 09:35 3 pgs
Fees:18.00 Taxes:65490.00
20170410-0034645

Address New Owner(s)
TDC VantageLLC % The Dilweg Companies, LLC
5310 S. Alston Ave, Ste. 210
Durham, NC 27713

Send Tax Bills To:
TDC Vantage, LLC
5310 S. Alston Avenue, Ste. 210
Durham, NC 27713

Map & Parcel Nos.:
070160014.00

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 which are hereby acknowledged, Vantage Way LLC (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto TDC Vantage, LLC (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A as shown on the Plan of Metro Center, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63

feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in the westerly line of Lot No. 5B as shown of the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet. Containing 341,006 square feet or 7.83 acres, more or less.

Being the same property conveyed to Atapco Vantage, Inc., by Warranty Deed from American Trading and Production Corporation, dated February 1, 1999, of record in Book 11338, Page 341, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Vantage Way LLC, a Maryland limited liability company, by Quitclaim Deed from Atapco Vantage, Inc., a Maryland Corporation, dated June 27, 2006, and recorded on June 29, 2006, of record in instrument No. 20060629-0077944, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2017 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 6th day of April, 2017.

GRANTOR: VANTAGE WAY LLC

By: _____
Kevin F. McAndrews
President

STATE OF MARYLAND)
CITY OF BALTIMORE)

The actual consideration for this transfer is $17,700,000.00

_____
AFFIANT Kevin F. McAndrews
President

Subscribed and sworn to before me, this 6th day of April, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10-06-2019

LARA F. BAJEMA NOTARY PUBLIC BALTIMORE CITY, MD

STATE OF MARYLAND)
CITY OF BALTIMORE)

Personally appeared before me, Lara F. Bajema, a Notary Public for the state and city aforesaid, Kevin F. McAndrews, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Vantage Way LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 6th day of April, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10-06-2019

LARA F. BAJEMA NOTARY PUBLIC BALTIMORE CITY, MD