BILL GARRETT, Davidson County
Trans:T20170044844 DEEDWARRSP
Recvd: 05/25/17 15:59 6 pgs
Fees:33.00 Taxes:74740.00
20170525-0052429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 2017

NOTARY PUBLIC

My Commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metro Fairways Business Park, LLC 809 Division St Nashville, TN 37203	Map/Par. 070-14-0-001.00	Metro Fairways Business Park, LLC 809 Division St Nashville, TN 37203

This instrument prepared by: Tune, Entrekin & White, P.C.
315 Deaderick St Suite 1700, Nashville, TN 37238

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 **METRO FAIRWAY PARTNERS, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to METRO FAIRWAYS BUSINESS PARK, LLC, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A 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 all matters set forth on Exhibit B attached hereto and incorporated herein by reference to the extent valid and subsisting.

This is improved property located at 730 Freeland's Station Rd, Nashville, Tennessee 37228.

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

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by,

EXECUTION PAGE FOR GRANTOR

METRO FAIRWAY PARTNERS L.P., a Tennessee limited partnership

By: SPG 90 LLC, a Tennessee limited liability company, its General Partner

By: _____
Name: David J. Alpert
Title: Managing Member

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, David J. Alpert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of SPG 90 LLC, a Tennessee limited liability company, the General Partner of METRO FAIRWAY PARTNERS L.P., a Tennessee limited partnership, the within named bargainor, and that he in such capacity, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such officer.

Witness my hand and seal at office this 23rd day of May, 2017.

_____
Notary Public

My commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

EXECUTION PAGE FOR GRANTOR

METRO FAIRWAY PARTNERS L.P., a Tennessee limited partnership

By: GLG Property Investors NY, L.P., a New York limited partnership, its General Partner

By: GLG Property Investors, Inc., a New York corporation, its General Partner

By: _____
Name: Glenn L. Goldberg
Title: President

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Glenn L. Goldberg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of GLG Property Investors, Inc., a New York corporation, the General Partner of GLG Property Investors NY, L.P., a New York limited partnership, the General Partner of METRO FAIRWAY PARTNERS, L.P., a Tennessee limited partnerhsip, the within named bargainor, and that he in such capacity, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such officer.

Witness my hand and seal at office this 23rd day of May, 2017.

_____
Notary Public

My commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

EXHIBIT A
Property Description

TRACT 1:

Land in Davidson County, Tennessee, being Tract No. 37A, as shown on the map entitled Section 5, Metrocenter, of record in Book 5050, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:

TOGETHER WITH a non-exclusive easement to be used in common with others for ingress and egress, said easement to be perpetual and for the use and benefit of the above described land, to-wit:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Freeland's Station Road and generally south of the Cumberland River, more particularly described as follows:

Beginning at a point in the northerly margin of Freeland's Station Road, 1,638 feet, more or less, from the westerly margin of Mainstream Drive; thence, along said Road, S 80 deg. 55' W, 24.58 feet to a point; thence, leaving Freeland's Station Road, N 44 deg. 37' W, 63.4 feet to a point; thence N 42 deg. 55' W, 168.1 feet to a point; thence N 44 deg. 37' W, 155.0 feet to a point; thence N 36 deg. 43' E, 15.2 feet to a point: thence S44 deg. 37' E, 403.0 feet to the point of beginning, containing 0.15 acres, more or less.

TRACT 3:

TOGETHER WITH a deed of easement for ingress and egress as conveyed in Book 5231, Page 920, said Register's Office, described as follows:

Being a 15-foot wide strip of land adjacent to the west property line of Lot No. 37A, Section 5, Metrocenter, as recorded in Book 5050, Page 46, said Register's Office, more particularly described as follows:

Beginning at a point in the north margin of Freeland's Station Road which is common with the northwest corner of Lot No. 37A, Metrocenter; thence with Freeland's Station Road, S 80 deg. 55' W, 18.43 feet to a point; thence N 44 deg. 37' W, 390 feet, more or less, to a point; thence with the south margin of a 50-foot private easement for railroad lead track extended 15 feet, more or less, to a point; thence with the west property line of Lot No. 37A, Metrocenter, 400 feet to the point of beginning.

Being the same property conveyed to METRO FAIRWAY PARTNERS L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from BEECHAL INCORPORATED, of record in Book 8194, Page 10, dated September 5, 1990, said Register's Office.

EXHIBIT B

Exceptions to Title

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 070-14-0-001.00.

   Davidson County taxes for 2017, Map-Par. 070-14-0-001.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. The Plan of record in Book 5050, page 46, said Register's Office, shows the following matters, as shown on the plat of survey by Judy L. Judson, with Barge, Waggoner, Sumner & Cannon, Inc. dated February 22, 2011, last revised March 3, 2011, Tenn. RLS No. 1935, Job No. 35037-00:

   (a) 50 foot private easement for Railroad Lead Tracts running generally east to west along the northwest line of property;

   (b) 25 foot easement for City Maintenance of Levee and Riverfront running generally east to west along the northwest line of property;

   (c) 10 foot wide paved walking trail running generally east to west along the northwest line of property;

   (d) 15 foot Colonial Pipe Line Easement running generally east to west along the northwest line of property;

   (e) 50 foot Joint Access Easement running generally east to west along the northwest line of property;

   (f) 27 foot Drainage Easement along north line of property;

   (g) Sanitary Sewer Easement along southeast line.

3. Restrictive Covenants contained in the instruments of record in Book 5225, Page 120, and in Book 5225, Page 112, said Register's Office.

4. Maintenance Agreement of record in Book 5416, Page 280, said Register's Office, as shown on the plat of survey by Barge, Waggoner, Sumner & Cannon, Inc. dated February 22, 2011, last revised March 3, 2011, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated February 22, 2011, last revised March 3, 2011, Job No. 35037-00.. (Tract 2)

5. Easement for Underground Television Cable of record in Book 5683, Page 511, said Register's Office, as shown on the plat of survey by Barge, Waggoner, Sumner & Cannon, Inc. dated February 22, 2011, last revised March 3,2011, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated February 22, 2011, last revised March 3, 2011, Job No. 35037-00.

6. Permanent Levee Maintenance Easement and Temporary Right of Entry for Construction Purposes of record in Instrument No. 200005090047026, said Register's Office, as shown on the plat of survey by Barge, Waggoner, Sumner & Cannon, Inc. dated February 22, 2011, last revised

March 3, 2011, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated February 22, 2011, last revised March 3, 2011, Job No. 35037-00.

7. Ingress and Egress Easement as set forth in Book 8194, Page 10, said Register's Office.