THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Ropes & Gray LLP
Prudential Tower
800 Boylston Street
Boston, Massachusetts 02119
Attention: John M. Creedon, Esq.

Davidson County DEEDWARRSP
Recvd: 06/08/17 15:55 9 pgs
Fees:48.00 Taxes:54020.00
20170608-0057761

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SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7th day of June, 2017, by YTG NASHVILLE, LP, a Delaware limited partnership ("***Grantor***"), and DRAKE PACER BAKERTOWN ACQUISITION, LLC, a Delaware limited liability company ("***Grantee***").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledge, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real property, situated and being in the City of Nashville, County of Davidson, State of Tennessee; to wit:

All that certain land and improvements described on **Exhibit A** attached hereto and incorporated herein by reference.

This being a portion of the same real estate conveyed to Grantor by Special Warranty Deed recorded as Instrument Number 20141217-0115498 with the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments there unto belonging or in any way appertaining unto Grantee, its successor and assigns in fee simple forever;

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has good right to sell and convey the same; that the same is unencumbered, except for those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the

lawful claims of all persons claiming by, through, or under Grantor, but against none other.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

[*Signatures commence on next page*]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this instrument on the day and year first above written.

YTG NASHVILLE, LP
a Delaware limited partnership

By: YTG Tennessee, LLC
a Delaware limited liability company, its general partner

By: LWIV/TPA GAH Nashville Industrial Holdings, LP, a Delaware limited partnership, its sole member

By: YTG Nashville Manager, LLC
a Delaware limited liability company
its general partner

By: YTG Ventures, LP
a Delaware limited partnership
its sole owner

By: YTG Investors, LLC
a Georgia limited liability company,
its general partner

By: _____
J. Bradford Smith, Manager

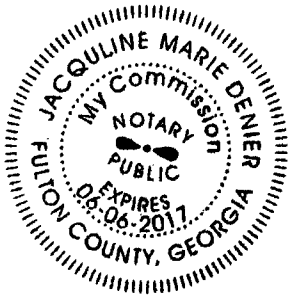
STATE OF GEORGIA

COUNTY OF COBB

Before me, Jacquline Denier, a Notary Public in and for the State and County aforesaid, personally appeared J. Bradford Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in his capacity as Manager of YTG Investors, LLC, a Georgia limited liability company, the general partner of YTG Ventures, LP, a Delaware limited partnership, the sole owner of YTG Nashville Manager, LLC, a Delaware limited liability company, the general partner of LWIV/TPA GAH Nashville Industrial Holdings, LP, a Delaware limited partnership, the sole member of YTG Tennessee, LLC, a Delaware limited liability company, the general partner of YTG Nashville, LP, a Delaware limited partnership, for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 1 day of June, 2017.

Notary Public



RECORDING DATA ONLY

Property Address:
601 Bakertown Road
Antioch, Tennessee

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $14,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
YTG Nashville, LP
c/o TPA Group
3350 Riverwood Parkway, Suite 750
Atlanta, Georgia 30339

J. Bradford Smith, Affiant

Tax Identification Nos.:
148-00-0-175.00

SUBSCRIBED and SWORN TO before me this 1 day of June, 2017

Notary Public

6-6-17
My Commission Expires

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

Drake Pacer Bakertown Acquisition, LLC
41 Madison Avenue, 5th Floor
New York, New York 10010

JACQULINE MARIE DENIER
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 06-06-2017

EXHIBIT A TO SPECIAL WARRANTY DEED
(Legal Description)

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision Plat of Reserved Parcel B on the Revised Plat of Reserved Parcel B, Haywood Development, as of record in Plat Book 9700, Page 730, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by Civil and Environmental Consultants, Inc., dated December 8, 2014 (Project No. 143-441) as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision Plat of Reserved Parcel B on the revised Plat of Reserved Parcel B, Haywood Development, as of record in plat Book 9700, Page 730, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description and being more particularly described as follows:

BEGINNING at an iron pin set in the north right-of-way (hereinafter: 'R.O.W.'), of the north bound entrance ramp to I-24, said point being at the southwest corner of A.L. Howard, LLC, as of record in Document Number 20050223-0019461, Register's Office of Davidson County, Tennessee, (hereinafter 'RODC'), thence with said R.O.W. North 88°00'22" West, a distance of 407.87 feet to an iron pin set; thence North 66°51'45" West, a distance of 464.72 feet to a concrete R.O.W. monument found; thence North 42°43'51" West, a distance of 486.95 feet to a concrete R.O.W. monument found, said point being at the southwest corner of Lot 2 of said plat; thence leaving the R.O.W. of Interstate 24, and with the south boundary of said Lot 2, North 54°57'30" East, a distance of 463.21 feet to an iron pin set, said point being in the west R.O.W. of Bakertown Road (a 50' R.O.W.); thence with the west R.O.W. of said road and with a curve to the left having a radius of 537.19 feet, a central angle of 37°13'22", an arc length of 348.99 feet and being subtended by a chord which bears South 59°55'14" East, a distance of 342.88 feet to an iron pin found; thence South 78°35'40" East, a distance of 106.04 feet to an iron pin set at the beginning of a curve to the right; thence with said curve having a radius of 1020.87 feet, a central angle of 4°05'21", an arc length of 72.86 feet and being subtended by a chord which bears south 76°23'37" East, a distance of 72.84 feet to an iron pin found at the northwest corner of a cemetery; thence continuing with a curve to the right having a radius of 1020.57 feet, a central angle of 4°02'39", an arc length of 72,03 feet and being subtended by a chord which bears South 72°20'31" East, a distance of 72.02 feet to an iron pin found; thence with a curve to the right having a radius of 587.11 feet, a central angle of 00°09'36", an arc length of 1.64 and being subtended by a chord which bears South 70°26'51" East, a distance of 1.64 feet to an iron pin found; thence with a curve to the right, having a radius of 587.11 feet, a central angle of 23°47;17", an arc length of 243.76 feet and being subtended by a chord which bears South 58°28'25" East, a distance of 242.01 feet to an iron pin found; thence South 46°34'46" East, a distance of 74.85 feet to an iron pin found at the northeast corner of Handy Hardees, LLC as of record in Document No. 20050105-0001944 RODC; thence South 43°29'51" West, a distance of 188.16 feet to an iron pin found at the northwest corner of A.L. Howard, LLC as of record in Document No. 20050223-0019461, thence South 22°28'20" East, a distance of 296.09 feet to the point of Beginning and containing 12.800 acres, more or less and the above described parcel includes a cemetery identified as parcel 287 on tax map 148, RODC.

Being a portion of the same property conveyed to YTG Nashville, LP, a Delaware limited partnership, by Special Warranty Deed recorded with the Davidson County Register's Office as Instrument Number 20141217-0115498.

TOGETHER WITH the benefits and easements set forth in the Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No. 20060630-0078768 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED
(Permitted Exceptions)

1. Applicable zoning, subdivision, building and other land use laws and regulations.

2. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

3. All matters shown on ALTA/NSPS Land Title Survey Prepared for: Drake Pacer Bakertown Acquisition, LLC, with a Field Date of April 19, 2017, by Bryan Shirley, Surveyor, for Commercial Due Diligence Services, CDS project number 17-03-0238.001.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Reserved Parcel B on the Revised Plat of Reserved Parcel B, Haywood Development, as recorded in Plat Book 9700, Page(s) 730, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Declaration of Covenants, Conditions and Restrictions including Charter of Haywood Oaks Business Park Owners Association, Inc. in Exhibit "C" and terms and provisions of the By-Laws in Exhibit "D" recorded in Instrument No. 20060630- 0078768, Assignment of Declarant's Rights recorded as Instrument No. 20141217-0115497, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

6. Lack of direct access to and from a controlled access highway (I-24).

7. Rights of tenants, as tenants only, under unrecorded leases, without rights of first refusal or options to purchase.

8. Easement rights and rights of non-disturbance to that portion of the land embraced within the bounds of the cemetery, with all rights of ingress and egress thereto.

True Copy Certification

I, Jason Alvarez, 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.

Signature

State of New York

County of Suffolk

Andrew R. Ricci

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [Jason Alvarez] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/23/2019

Notary' Seal (if on paper)

ANDREW R. RICCI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02R16319635
Qualified in Queens County
Commission Expires Feb. 23, 2019