When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 840240

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Gregory A. Randall, Esq.
Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Suite 1800
Atlanta, Georgia 30339

Davidson County DEEDWARRSP
Recvd: 06/15/17 12:38 9 pgs
Fees:48.00 Taxes:128575.00
20170615-0060192

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13th day of June 2017, by YTG NASHVILLE, LP, a Delaware limited partnership ("***Grantor***"), and ALBANY ROAD-HAYWOOD OAKS 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 estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee; to wit:

> All that certain real estate described on **Exhibit A** attached hereto and incorporated herein by reference.

Being part of the same premises conveyed to YTG Nashville, LP, a Delaware limited partnership, by Deed from FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, a Delaware limited liability company, dated December 12, 2014 and recorded December 17, 2014 of record in Instrument No. 20141217-0115498, in the Register's Office of 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.

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

RECORDING DATA ONLY

Property Address:
5209, 5211, 5213, 5215, 5217 Linbar Drive,
Nashville, 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 $34,750,000.00, 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:
c/o Albany Road Real Estate Partners LLC
10 High Street, Suite 700
Boston, Massachusetts 02110
Attention: Christopher J. Knisley

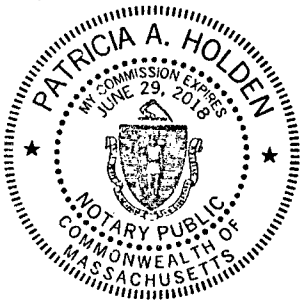
Chris Knisely
Christopher J. Knisely, Affiant

Tax Identification Nos.:
14800029100, 14800029300, 14800029400

SUBSCRIBED and SWORN TO before me this 8 day of ~~May~~ June 2017

Patricia A. Holden
Notary Public

June 29, 2018
My Commission Expires



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

Albany Road-Haywood Oaks LLC
c/o Albany Road Real Estate Partners LLC
10 High Street, Ste. 700
Boston, MA 02110

EXHIBIT A TO SPECIAL WARRANTY DEED
(Legal Description)

5209, 5211, 5213, 5215, and 5217 Linbar Drive, Nashville, Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT ONE ON THE RESUBDIVISION OF HAYWOOD OAKS., OF RECORD IN DOCUMENT No. 20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY (HEREINAFTER: R.O.W.) LINE OF LINBAR DRIVE (60' R.O.W.); SAID POINT BEING IN THE NORTH BOUNDARY OF DARRYL STEVEN AND KRISTY GREER, AS OF RECORD IN DEED BOOK 10042, PAGE 19, R.O.D.C.; THENCE NORTH 82°55'34" WEST, A DISTANCE OF 993.50 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOIS DICK, ET UX AS OF RECORD IN DEED BOOK 4384, PAGE 592 AND BEING IN THE EAST R.O.W. LINE OF MELMACK DRIVE; THENCE NORTH 81°48'33" WEST, A DISTANCE OF 223.18 FEET TO A CONCRETE MONUMENT FOUND IN THE NORTH BOUNDARY OF GUS AND PAMELA POFF AS OF RECORD IN DEED BOOK 9501, PAGE 476, R.O.D.C; THENCE NORTH 82°51'33" WEST, A DISTANCE OF 143.32 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF JERRY HUNLEY, ET UX AS OF RECORD IN DEED BOOK 4023, PAGE 82, R.O.D.C.; THENCE NORTH 82°42'51" WEST, A DISTANCE OF 163.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 82°09'30" WEST, A DISTANCE OF 61.98 FEET TO AN IRON PIN FOUND IN THE EASTERLY R.O.W. LINE OF EAST RIDGE DRIVE (50' R.O.W.); THENCE WITH THE EASTERLY R.O.W. LINE OF EAST RIDGE DRIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 343.05 FEET, A CENTRAL ANGLE OF 9°27'14", AN ARC LENGTH OF 56.60 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°01'49" EAST, A DISTANCE OF 56.54 FEET TO AN IRON PIN FOUND; THENCE CONTINUING WITH THE R.O.W. LINE OF EAST RIDGE DRIVE, NORTH 12°45'26" EAST, A DISTANCE OF 920.10 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF LOT TWO, HAYWOOD OAKS; THENCE LEAVING THE EASTERLY R.O.W. LINE OF SAID DRIVE AND WITH THE SOUTHERLY LINE OF LOT TWO, HAYWOOD OAKS, SOUTH 82°41'27" EAST, A DISTANCE OF 514.55 FEET TO A "X" MARK IN CONCRETE CURB FOUND; THENCE NORTH 06°51'53" EAST, A DISTANCE OF 6.04 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°42'16" EAST, A DISTANCE OF 222.64 FEET TO AN IRON PIN FOUND THENCE NORTH 63°53'50" EAST, A DISTANCE OF 66.51 FEET TO AN IRON PIN FOUND; IN THE WESTERLY R.O.W. LINE OF LINBAR DRIVE; THENCE SOUTH 26°03'32" EAST, A DISTANCE OF 938.93 FEET TO AN IRON PIN FOUND IN THE WESTERLY R.O.W. LINE OF LINBAR DRIVE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 766.98 FEET, A CENTRAL ANGLE OF 11°37'15", AN ARC LENGTH OF 155.56 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°52'09" EAST 155.30 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 714.11 FEET, A CENTRAL ANGLE OF 11°25'50', AN ARC LENGTH OF 142.47 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°57'52" EAST, A DISTANCE OF 142.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.724 ACRES, MORE OR LESS.

BEING THE CONSOLIDATION OF THE SAME PROPERTY AS DESCRIBED AS ASSET No. 721-724 AND ASSET No. 725, WHICH IS A PORTION OF THE SAME PROPERTY CONVEYED TO FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT No. 20051012-0122855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 291 ON TAX MAP 148.

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.

TOGETHER WITH A NON-EXCLUSIVE 20' WIDE STORM DRAINAGE EASEMENT RECORDED IN BOOK 7833, PAGE 492, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Lot 3 Linbar Drive

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, ON THE RESUBDIVISION OF LOT 1, HAYWOOD OAKS OF RECORD IN PLAT INST.# No. 20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF EAST RIDGE DRIVE (A 50' RIGHT-OF-WAY), SAID POINT BEING AT THE TERMINUS OF SAID EAST RIDGE DRIVE AND BEING THE SOUTHERNMOST CORNER OF SOUTH BROOKS APARTMENTS, LLC AS OF RECORD IN DEED BOOK 10698, PAGE 637; THENCE NORTH 10°01'02" EAST, A DISTANCE OF 207.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 86°04'37" EAST, A DISTANCE OF 41.26 FEET TO AN IRON PIN FOUND; THENCE NORTH 05°02'28" EAST, A DISTANCE OF 174.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 84°05'58" EAST, A DISTANCE OF 116.36 FEET TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF LINBAR DRIVE, (A 60' RIGHT-OF-WAY); THENCE LEAVING THE BOUNDARY OF SAID SOUTH BROOKS APARTMENTS, LLC AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINBAR DRIVE, SOUTH 30°37'41" EAST, A DISTANCE OF 134.60 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 344.07 FEET, A CENTRAL ANGLE OF 26°54'26", AN ARC LENGTH OF 161.58 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°47'00" EAST, A DISTANCE OF 160.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 53°22'16" EAST, A DISTANCE OF 72.86 FEET TO AN IRON PIN FOUND; THENCE SOUTH 38°19'31" WEST, A DISTANCE OF 161.19 FEET TO A SCRIBED "X" MARK IN CONCRETE; THENCE NORTH 83°11'50" WEST, A DISTANCE OF 340.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.54 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FIRSTCAL INDUSTRIAL 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT No. 20051012-0122855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

Lot 4 Linbar Drive

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, OF THE RESUBDIVISION OF LOT 1, HAYWOOD OAKS OF RECORD IN PLAT INST.# 20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 24, SAID POINT BEING AT THE SOUTHEASTERLY CORNER OF DAVID M. SHERON & NELSON W. HOLT AS OF RECORD IN DEED INST.# 20100319-0020648 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 24, SOUTH 26°03'30" EAST, A DISTANCE OF 1918.00 FEET TO AN IRON PIN FOUND, SAID POINT BEING IN THE EASTERLY 60 FOOT RIGHT-OF-WAY OF LINBAR DRIVE AND BEING LOCATED NORTH 26°03'30" WEST, A DISTANCE OF 142.17 FEET FROM AN IRON PIN FOUND IN SAID RIGHT-OF-WAY; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 24 AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID LINBAR DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 745.35 FEET, A CENTRAL ANGLE OF 5°06'55", AN ARC LENGTH OF 66.55 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°07'43" WEST 66.52 FEET TO AN IRON PIN FOUND; THENCE CONTINUING WITH SAID RIGHT-OF-WAY OF LINBAR DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 706.16 FEET, A CENTRAL ANGLE OF 11°37'41", AN ARC LENGTH OF 143.32 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 31°52'20" WEST 143.07 FEET TO AN IRON PIN FOUND; THENCE NORTH 26°03'30" WEST A DISTANCE OF 1334.98 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 339.81 FEET, A CENTRAL ANGLE OF 27°13'03", AN ARC LENGTH OF 161.42 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°37'48" WEST 159.91 FEET TO AN IRON PIN FOUND; THENCE NORTH 53°16'33" WEST, A DISTANCE OF 100.02 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 283.49 FEET, A CENTRAL ANGLE OF 26°54'25", AN ARC LENGTH OF 133.13 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°51'01" WEST 131.91 FEET TO AN IRON PIN FOUND; NORTH 19°34'52" WEST, A DISTANCE OF 84.26 FEET TO AN IRON PIN FOUND, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SHERON AND HOLT AND BEING THE NORTHWEST CORNER OF THIS DESCRIBED PROPERTY; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID LINBAR DRIVE SOUTH 84°05'58" EAST, A DISTANCE OF 153.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 72,475 SQUARE FEET OR 1.664 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FIRSTCAL INDUSTRIAL 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT No. 20051012-0122855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

EXHIBIT B TO SPECIAL WARRANTY DEED
(Permitted Exceptions)

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

2. Rights of tenants, as tenants only, under unrecorded leases.

3. All real estate taxes and assessments for the year 2017 and all subsequent years, not yet due and payable.

4. All matters shown on Plats of record in Book 6900, Page 637 and Instrument No. 200607280091758, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage by and between Shufield Company and Metropolitan Government of Nashville and Davidson County, of record in Book 6154, Page 522, in the Register's Office of Davidson County, Tennessee.

6. Deed of Conveyance as to sanitary sewer from Duke Associates to Metropolitan Government of Nashville and Davidson County, of record in Book 7797, Page 457, in the Register's Office of Davidson County, Tennessee.

7. Storm Water Detention Agreement by and among John B. Spining; Eulalia B. Scott; Pattie B. Vernon; Elaire Baker; Arthur M. Spining, III; William B. Spining; and Duke Associates and Metropolitan Government of Nashville and Davidson County, of record in Book 7385, Page 501, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Saintary Sewers and/or Storm Drainage by and between Heirs of H. F. Baker and Metropolitan Government of Nashville and Davidson County, of record in Book 7447, Page 501, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Declaration of Storm Sewer and Drainage Easement, by Duke Associates No. 54 Limited Partnership, of record in Book 7833, Page 492, in the Register's Office of Davidson County, Tennessee.

10. Stormwater Detention Agreement of record in Book 8149, Page 492, in the Register's Office for Davidson County, Tennessee.

11. Terms and provisions of Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park, by First Cal Industrial 2 Acquisition, LLC, of record in Instrument No. 20060630-0078768; as assigned in Instrument No. 20141217-0115497, in the Register's Office of Davidson County, Tennessee.

12. Lack of access to and from a controlled access highway, 1-24.

13. All matters shown on that certain ALTA/NSPS Land Title Survey of Lot 1 of the Resubdivision of Haywood Oaks prepared by Civil & Environmental Consultants, Inc., Project #171-318.0001, bearing the seal of William J. Huffman, Tennessee RLS #1754, dated April 7, 2017.

14. All matters shown on that certain ALTA/NSPS Land Title Survey of Lot 3 of the Resubdivision of Lot 1, Haywood Oaks prepared by Civil & Environmental Consultants, Inc., Project #171-318.0002, bearing the seal of William J. Huffman, Tennessee RLS #1754, dated April 7, 2017.

15. All matters shown on that certain ALTA NSPS Land Title Survey of Lot 4 of the Resubdivision of Lot 1, Haywood Oaks prepared by Civil & Environmental Consultants, Inc., Project #171-318.0003, bearing the seal of William J. Huffman, Tennessee RLS #1754, dated April 7, 2017.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this Heather Townsend's certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper):

