Bill Garrett Davidson County
Batch# 12979 DEEDWARRSP
10/12/2017 03:59:13 PM 10 pgs
Fees: $53.00 Taxes: $61,420.00
20171012-0104874

This Instrument Prepared By:
Kathryn A. Robinson, Esq.
Karr Tuttle Campbell
701 Fifth Avenue, Suite 3300
Seattle, Washington 98014

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
SP/LLU Opus 29 LLC c/o Security Properties Inc. 701 Fifth Avenue, Suite 5700 Seattle, Washington 98104 Attention: Robert M. Krokower	Same as Owner	104-02-0-225

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, LLU OPUS 31, LLC, a Tennessee limited liability company, the Grantor herein, has bargained and by these presents does transfer and convey unto SP/LLU OPUS 29 LLC, a Delaware limited liability company, the Grantee herein, its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A**, attached hereto and incorporated herein (the "**Property**").

Said property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

This is improved property known as 300 31st Avenue, North, Nashville, Davidson County, Tennessee.

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

GRANTOR does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

GRANTOR does covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered effective on the 9th day of October, 2017.

LLU OPUS 31, LLC, a Tennessee limited liability company

By: Loma Linda University,
a California nonprofit religious corporation,
its sole member

By: _____
Name: Rodney Neal
Title: Vice President

By: _____
Name: Donald Wright
Title: Assistant Secretary

STATE OF California
COUNTY OF San Bernardino

See attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, California, 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 Vice President of the _____, a _____, the within named bargainor, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as _____.

WITNESS my hand and seal at _____, on this ____ day of October, 2017.

_____
Notary Public

My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 10-9-17 (Date) before me, Chimere Williams, a Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Rodney Neal (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHIMERE WILLIAMS
Notary Public - California
Riverside County
Commission # 2165376
My Comm. Expires Oct 20, 2020

Signature Chimere Williams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: 10/9/2017
Number of Pages: 8 Signer(s) Other Than Named Above: Donald Wright

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodney Neal	Signer's Name: Donald Wright
☑ Corporate Officer — Title(s): Vice President	☑ Corporate Officer — Title(s): Assistant Secretary
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Loma Linda University	Signer Is Representing: Loma Linda University

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See attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 _____ of the _____, a _____, the within named bargainor, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as _____.

WITNESS my hand and seal at _____, on this ____ day of October, 2017.

_____
Notary Public

My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 10/9/2017 (Date) before me, Chimere Williams, a Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Donald Wright (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chimere Williams
Signature of Notary Public

CHIMERE WILLIAMS
Notary Public - California
Riverside County
Commission # 2165376
My Comm. Expires Oct 20, 2020

Place Notary Seal Above

OPTIONAL

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Description of Attached Document
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Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald Wright	Signer's Name: Rodney Neal
☑ Corporate Officer — Title(s): Assistant Secretary	☑ Corporate Officer — Title(s): Vice President
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Loma Linda University	Signer Is Representing: Loma Linda University

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STATE OF WASHINGTON)
COUNTY OF KING)

The actual consideration for this transfer or value of property (whichever is greater) is $16,600,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 11th day of October, 2017.

Kathryn A. Robinson, Notary Public
My Commission Expires: 10-9-18

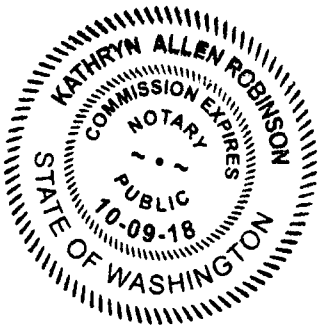


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Tract I:

Being a parcel land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being Lot 12 on the Map of Long and Ashworth 's Subdivision as of record in Book 57, Page 110, R.O.D.C.
Being generally located north of Burch Avenue on the east side of 31st Avenue North and being more particularly described as follows:

BEGINNING, at an existing iron pin at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way of Alley No. 701.5;

THENCE, with said easterly right-of-way line of 31st Avenue North, N 3° 58' 21" E, 166.42 feet to an Iron Rod (Old) on the westerly line of Alley No. 719; THENCE, with the westerly line of Alley No. 719, S 31° 05' 58" E, 135.72 feet to an Iron Rod (Old) on the northerly line of said Alley No. 701.5;

THENCE, with said northerly line of Alley No. 701.5, S 58° 36' 34" W, 95.63 feet to the POINT OF BEGINNING;

Containing 6,489 square feet or 0.15 of an Acre, more or less.

Being the same property conveyed to LLU OPUS 31, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deeds of record in Instrument No. 201412040111396 and Instrument No. 201412040111397, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley No. 701.5 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. BL 2015-1062 filed in the County Court Clerk's Office for said County.

Tract II:

Being a parcel land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being all of Lot No. 15 and a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, Page 110, R.O.D.C., and being more particularly described as follows:

BEGINNING at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way Burch Avenue.

THENCE, with said 31st Avenue North 03° 58' 26" E, 131.73 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15;

THENCE, with said line S 31° 05' 58" E, 107.20 feet to said northerly right-of-way of said Burch

Avenue;

THENCE, with said Burch Avenue S 58° 26' 14" W, 75.70 feet to the POINT OF BEGINNING;

Containing 4,057 square feet or 0.09 of an acre, more or less.

Being the same property conveyed to LLU OPUS 31, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deeds record in Instrument No. 201412040111398, Instrument No. 201412040111399, and Instrument No. 201507170070090, Register's Office for Davidson County, Tennessee.

See also Scrivener's Affidavit of record as Instrument No. 20150921-0095576, said Register's Office.

Tract III:

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, Page 110, R.O.D.C., and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 15 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, and being S 58° 26' 14" W, 100.00 feet from the intersection of northwesterly right-of-way line of Burch Avenue on the northeasterly right-of-way line of Burch Avenue on the northeasterly right-of-way of Alley No. 719;

THENCE with Burch Avenue S 58° 26' 14" W, 37.00 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15

THENCE with said line N 31° 05' 58" W, 107.20 feet to easterly right-of-way of 31st Avenue North;

THENCE with said 31st Avenue N 03° 58' 26" E, 53.60 feet to the southeasterly right-of-way of Allen No. 701.5;

THENCE with said Alley No. 701.5, N 58° 36' 34" E, 6.20 feet to the northwesterly corner of said Lot 15;

THENCE with the southwesterly line of said Lot 15, S 31° 05' 58" E, 150.80 feet the POINT OF BEGINNING;

Containing 4,908 square feet or 0.11 of an acre, more or less.

Being the same property conveyed to LLU OPUS 31, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deeds of record in Instrument No. 201412090112730, Instrument No. 201412090112731, and Instrument No. 201507170070092, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley No. 701.5 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by

Metropolitan County Council Ordinance No. BL 2015-1062 filed in the County Court Clerk's Office for said County.

See also Scrivener's Affidavit of record as Instrument No. 20150921-0095576, said Register's Office.

Tract IV:

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being Lot Nos. 11 and 13 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, Page 110, R.O.D.C., and being more particularly described as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of Burch Avenue on the northeasterly right-of-way of Alley No. 719;

THENCE with Burch Avenue S 58° 26' 14" W, 100.00 feet to the southeast corner of Lot 14 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract;

THENCE with said Lot 14, N 31° 05' 58" W, 150.80 feet to the southeasterly right-of-way of Allen No. 701.5;

THENCE with said Alley No. 701.5, N 58° 36' 34" E, 100.00 feet to the southwesterly right-of-way of Alley No. 719;

THENCE with said Alley No. 719, S 31° 05' 58" E, 150.50 feet to the POINT OF BEGINNING; Containing 15,065 square feet or 0.35 of an acre, more or less.

Being the same property conveyed to LLU OPUS 31, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deeds of record in Instrument No. 201412180116115, Instrument No. 201412180116117, and Instrument No. 201507170070091, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley No. 701.5 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. BL 2015-1062 filed in the County Court Clerk's Office for said County.

See also Scrivener's Affidavit of record as Instrument No. 20150921-0095576, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Rights of tenants, as tenants only, under unrecorded, written leases.

2. Matters shown on the survey by James M. Overfelt, Tenn. RLS No. 2431, with Barge, Waggoner, Sumner and Cannon, dated October 4, 2017, last revised October 11, 2017, File No. 35571-11.