Bill Garrett Davidson County
Batch# 17295 DEEDWARRSP
10/24/2017 11:14:02 AM 4 pgs
Fees: $23.00 Taxes: $370,000.00
20171024-0108881

THIS INSTRUMENT PREPARED BY:

Griffin Capital Company, LLC
790 Estate Drive, Suite 180
Deerfield, Illinois 60015
Attention: Michael A. Shlau, Esq.

ADDRESS OF NEW OWNER:	RESPONSIBLE TAXPAYER:	TAX MAP PARCEL NO:
SCUS OCP LLC 251 Little Falls Drive Wilmington DE 19808 USA	SCUS OCP LLC 251 Little Falls Drive Wilmington DE 19808 USA	Map: 95 Parcel: 31.00

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $100,000,000.00

Affiant _____

Subscribed and sworn to before me this the 17th day of October 2017

Notary Public Michelle Lee Summar

My commission expires: 9/15/2021

MICHELLE LEE SUMMAR
NOTARY PUBLIC
OF
TENNESSEE
COFFEE COUNTY
(Affix Seal)

SPECIAL WARRANTY DEED
(One Century Place)

THIS INDENTURE, made this 19th day of October, 2017, between THE GC NET LEASE (NASHVILLE CENTURY) INVESTORS, LLC, a Delaware limited liability company ("Grantor"), and SCUS OCP LLC, a Delaware limited liability company ("Grantee"):

WITNESSETH

For and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) and other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's interest in that certain real property located in Davidson County, Tennessee, and described as follows:

200417.00007/106175885

Land in Davidson County, Tennessee being Lot 1 on consolidation of Lot 1, Phase One Century City West, of record in Instrument No. 20080702-0068654, Registers Office for Davidson County, Tennessee.

Being the same land conveyed to Grantor by Special Warranty Deed from Wells REIT II-One Century Place, LLC, of record as Instrument No. 20131113-0117276, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to those matters listed on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise set out herein, and we do further covenant and bind ourselves, our successors and assigns to warrant and defend the title to said premises unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

[SIGNATURES FOLLOW ON NEXT PAGE]

200417.00007/106175885

IN WITNESS WHEREOF, Grantor has executed this instrument or caused the same to be executed the day and year first above written.

THE GC NET LEASE (NASHVILLE CENTURY) INVESTORS, LLC, a Delaware limited liability company

By: Griffin Capital Essential Asset Operating Partnership, L.P., a Delaware limited partnership, its sole member

By: Griffin Capital Essential Asset REIT, Inc., a Maryland corporation, its general partner

By: _____
Name: Javier F. Bitar
Its: Chief Financial Officer

ACKNOWLEDGMENT

CALIFORNIA 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 }
ss
County of Los Angeles }

On October 12, 2017 before me, Evelina Espinosa, Notary Public, personally appeared, Javier F. Bitar, 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

(SEAL)

EVELINA ESPINOSA
Commission # 2126367
Notary Public - California
Los Angeles County
My Comm. Expires Sep 28, 2019

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2017; a lien, due and payable, but not yet delinquent.

2. Terms, conditions, easements and rights as set forth in the Declaration of Protective Covenants, of record in Book 6504, page 723, as amended in Book 8048, page 30 Register's Office for Davidson County, Tennessee.

3. Public Utility Easement shown on Plat of record in Plat Book 2663, page 127, Register's Office of Davidson County, Tennessee.

4. Plat of record in Instrument No. 20080702-0068654, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument Number 20100511-0036023, in the Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100511-0036003, in the Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080516-0050690, in the Register's Office for Davidson County, Tennessee.