Return to:
Fidelity National Title Group
6060 Poplar Ave. Suite LL57
Memphis TN 38119
# 1572692-BB

Bill Garrett Davidson County
Batch# 27288 DEEDWARRSP
11/17/2017 10:18:04 AM 6 pgs
Fees: $33.00 Taxes: $26,487.31
20171117-0118176

**This Document Prepared By and**
**After Recordation, Return To:**
Adam Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 233d Floor
Miami, Florida 33131

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| c/o Net Lease Capital Advisors, LLC<br>Ten Tara Boulevard, Suite 501<br>Nashua, New Hampshire 03062<br>Attention: Douglas F. Blough | (same) | Map No. 95, Parcel 106 |

**TENNESSEE**
**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of this 7th day of November, 2017, from **AF GREENBRIAR TN, LLC**, a Delaware limited liability company ("Grantor"), to **NLCA AK GREENBRIAR LLC**, a Delaware limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, does by these presents forever grant, sell and convey all of its right, title and interest in and to:

> ALL THE TRACT(S) OR PARCEL(S) OF LAND being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all rights, titles, appurtenances and hereditaments thereto and any buildings and other improvements thereon (collectively, the "Property").

TO HAVE AND TO HOLD said Property unto Grantee, its heirs and assigns, in fee simple, forever, subject only to the matters referred to as "Permitted Exceptions" set out on Exhibit B attached hereto and by this reference made a part hereof.

GRANTOR COVENANTS with Grantee and binds itself, its heirs and assigns, to warrant and

forever defend the title of said Property to Grantee, its heirs and assigns, against the lawful claims and demands of all persons or parties claiming by, through or under Grantor but no other, subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 7th day of November, 2017.

**GRANTOR:**

**AF GREENBRIAR TN, LLC**, a Delaware limited liability company

By: _____
Name: Nicholas Rahman
Title: Vice President

STATE OF FLORIDA )
) SS
COUNTY OF MIAMI-DADE )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas Rahman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of **AF GREENBRIAR TN, LLC**, a Delaware limited liability company, the within bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, at office in Miami-Dade County, Florida, this the 1st day of November, 2017.

_____
Notary Public

(SEAL)

My Commission Expires: _____

MARIA E. BATISTA
MY COMMISSION # FF 192934
EXPIRES: February 4, 2019
Bonded Thru Budget Notary Services

**STATE OF NEW HAMPSHIRE**
**COUNTY OF HILLSBOROUGH**

**The actual consideration or value, whichever is greater, for this transfer is $** 7,158,732.80

**Douglas F. Blough, Affiant**

**Subscribed and sworn to before me this the** 25 **day of** OCT, **2017.**

**Notary Public**

**My commission expires:**

(Affix Seal)

ANDRA M FOSTER
Notary Public - New Hampshire
My Commission Expires Dec 7, 2021

# EXHIBIT A

## LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, located North of Interstate I-40, West of Donelson Pike, and South of Elm Hill Pike, more particularly described as follows:

Beginning at an iron pin in the East margin of Perimeter Place, being the Northerly corner of Sam Moore, et al, Thence, with a curve to the right along the East margin of the Perimeter Place, said curve having a central angle of 49 degrees 17 minutes 03 seconds, a radius of 301.95 feet, a chord of 251.80 feet, bearing North 33 degrees 03 minutes 53 seconds East, and a curve length of 259.73 feet to a concrete monument, thence North 57 degrees 42 minutes 27 seconds East 115.35 feet to an iron pin, thence, with a curve to the right having a central angle of 32 degrees 57 minutes 52 seconds, a radius of 390.82 feet, a chord of 221.77 feet, bearing North 74 degrees 11 minutes 23 seconds East, and a curve length of 224.85 feet to a concrete monument, thence South 89 degrees 19 minutes 41 seconds East, 201.32 feet to an iron pin. Thence, leaving Perimeter Place South, (00) no degrees 41 minutes 52 seconds West, 49.34 feet to a iron pin. Thence, South 36 degrees 36 minutes 50 seconds East, 369.24 feet to an iron pin, thence, South 53 degrees 22 minutes 10 seconds West, 40.14 feet to an iron pin, Thence, South 36 degrees 36 minutes 50 seconds East, 57.59 feet to a point in the Westerly line of Sam Moore, et al, thence, South 42 degrees 31 minutes 37 seconds West, with said Moore 243.40 feet to an iron pin, thence, South 29 degrees 30 minutes 03 seconds West, 146.37 feet to an iron pin, thence, South 63 degrees 19 minutes 40 seconds West, 280.45 feet to an iron pin, thence North 36 degrees 34 minutes 06 seconds West, 644.77 feet to the point of beginning.

Being the same property conveyed to AF Greenbriar TN, LLC by a deed from KBS Nashville Industrial Portfolio I, LLC, recorded in Instrument No. 20120924-0086518 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2525 Perimeter Place Drive, Nashville, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. The lien for general real estate taxes and any assessments for 2017 and subsequent years, not yet due and payable.

2. Supplemental, Revised and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and 67-5-603 et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq., none now due and payable.

3. Fifteen foot wide drainage easement of record in Plat Book 153, Page 72, in the Register's Office of Shelby County, Tennessee, as shown on survey prepared by ETI Corporation, dated February 6, 2017, Drawing Number: Surveys/17005.DWG (said Survey).

4. Subdivision restrictions, building lines, and easements, of record in Plat Book 157, Page 1, re-recorded in Plat Book 160, Page 48, re-recorded in Plat Book 254 Page 6 all recordings in the aforesaid Register's Office, easement described on said Survey as follows:

a. Fifteen foot wide sanitary sewer easement (Plat Book 160, Page 48)
b. 25 foot building setback

5. Intentionally deleted.

6. Grant of Easement for broad band communications system to Comcast of Arkansas/Florida/Louisiana/Minnesota/Mississippi/Tennessee, Inc., of record at Instrument No. 10068875, in the aforesaid Register's Office.

7. Five foot electric easement of record at Instrument No. GE-9444, in the aforesaid Register's Office, being located as shown on said Survey.

8. Three foot wide MLG&W easement of record at Instrument No. ER-4111, in the aforesaid Register's Office, being located as shown on said Survey.

9. Three foot wide MLG&W easement of record at Instrument No. GV-4021, in the aforesaid Register's Office, being located as shown on said Survey.

10. Location of sewer, drain and telephone manholes, electrical meter, power and light poles, water and gas valves, and water meter, all located as shown on said Survey.

11. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.

12. Terms and conditions of the Ground Lease , evidenced by a memorandum thereof, dated November 7, 2017, recorded November 17, 2017 at Instrument No. 20171117-0118175 in the Register's Office of Davidson County, Tennessee.