Return to:
Fidelity National Title Group
6060 Poplar Ave. Suite LL37
Memphis TN 38119
1057262 BB

Bill Garrett Davidson County
Batch# 27288 DEEDQC
11/17/2017 10:18:04 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20171117-0118177

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 Ten Tara Boulevard, Suite 501 Nashua, New Hampshire 03062 Attention: Douglas F. Blough	(same)	Map No. 95, Parcel 106

TENNESSEE
QUITCLAIM DEED

THIS QUITCLAIM 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 remise, release and quit-claim 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.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim 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 Aventura, Florida, this the 6th day of November 2017.

_____
Notary Public

(SEAL)

My Commission Expires

LORI L TOLEDO
Notary Public - State of Florida
Commission # GG 023143
My Comm. Expires Aug 22, 2020
Bonded through National Notary Assn.

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

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

Beginning at an old iron rod in the southeasterly right of way of Perimeter Place Drive at the northwest corner of the herein described tract and the northeast corner of Baron Development I, LLC; thence from said point of beginning and with said right of way of Perimeter Place Drive the following calls:
along a curve to the right with a radius of 299.15 feet, length of 261.06 feet and a chord of North 32 degrees 42 minutes 27 seconds East 252.85 feet,
North 57 degrees 42 minutes 27 seconds East 115.00 feet to an old iron rod,
along a curve to the right with a radius of 395.40 feet, length of 226.01 feet and a chord of North 74 degrees 04 minutes 57 seconds East 222.94 feet to an old iron rod,
South 89 degrees 32 minutes 33 seconds East 200.00 feet to an old iron rod; thence leaving said right of way and with Albany Road-Royal, LLC the following calls:
South 00 degree 27 minutes 27 seconds West 49.36 feet to an old iron rod,
South 36 degrees 50 minutes 09 seconds East 369.21 feet,
South 53 degrees 09 minutes 51 seconds West 40.00 feet,
South 36 degrees 50 minutes 09 seconds East 57.37 feet to the northerly line of Corporate Investors Partnership V, LLC; thence on lines with Corporate Investors Partnership V, LLC the following calls:
South 42 degrees 21 minutes 22 seconds West 243.53 feet,
South 29 degrees 01 minute 00 second West 146.37 feet,
South 63 degrees 04 minutes 10 seconds West 280.41 feet; thence continuing with Corporate Investors Partnership V, LLC and then Baron Development I, LLC North 36 degrees 50 minutes 09 seconds West 644.71 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.