Bill Garrett Davidson County
Batch# 33319 DEEDWARRSP
12/05/2017 11:22:22 AM 6 pgs
Fees: $33.00 Taxes: $23,310.00
20171205-0123933

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Tower Crossgate Village, LLC 250 W. Main Street, Suite 101 Woodland, CA 95695	Same	Map 135, Parcel 72

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TAYMAX CROSSGATE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to TOWER CROSSGATE VILLAGE, LLC, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2361 Murfreesboro Pike, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 30 day of November, 2017.

GRANTOR:

TAYMAX CROSSGATE, LLC, a Tennessee limited liability company

By: Taymax CrossGate MM Inc., an Ohio corporation, its Managing Member

By: _____
Name: Kyle Nagel
Title: Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kyle Nagel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Treasurer of Taymax CrossGate MM Inc., an Ohio corporation, the Managing Member of TAYMAX CROSSGATE, LLC, a Tennessee limited liability company, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 27 day of November, 2017.

_____
Notary Public

BRENDA WILKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF CALIFORNIA)

COUNTY OF YOLO)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $6,300,000.00.

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 YOLO)

On Nov 29, 2017, before me, Jocelyn Hernandez Roper, a Notary Public, personally appeared Stephen Marks, Jr, 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: J Hernandez Roper (Seal)

JOCELYN M. HERNANDEZ-ROPER
Notary Public - California
Yolo County
Commission # 2152878
My Comm. Expires May 13, 2020

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FINAL PLAT COMMERCIAL P.U.D. #117-85-P, CROSSGATE VILLAGE OF RECORD IN PLAT BOOK 9700, PAGE 410, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

AND ACCORDING TO THE SURVEY OF CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TN RLS NO. 1512, DATED OCTOBER 12, 2017, JOB NO. 17158 MHC, AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT ONE ON THE FINAL PLAT OF COMMERCIAL P.U.D. No. 117-85-P CROSSGATE VILLAGE, AS OF RECORD IN PLAT BOOK 9700, PAGE 410, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON ROD AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF CELIA A. VALLOMTHAIL AS OF RECORD IN DEED INSTRUMENT NUMBER 20041229-0153991, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE WESTERLY RIGHT- OF-WAY LINE OF MURFREESBORO ROAD, WIDTH VARIES; THENCE WITH THE WESTERLY RIGHT-OF- WAY LINE OF MURFREESBORO ROAD SOUTH 17 DEG 44 MIN 25 SEC EAST, 510.28 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF KAMAL HASAN AND SAMEH HANNA, AS OF RECORD IN DEED INSTRUMENT NUMBER 201211290109537, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT TWO ON SAID FINAL PLAT OF COMMERCIAL P.U.D. NO. 117-85-P CROSSGATE VILLAGE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF MURFREESBORO ROAD WITH THE NORTHERLY PROPERTY LINE OF KAMAL HASAN AND SAMEH HANNA, SOUTH 72 DEG 15 MIN 25 SEC WEST, 219.27 FEET TO AN IRON ROD SET; THENCE WITH THE WESTERLY PROPERTY LINE OF KAMAL HASAN AND SAMEH HANNA SOUTH 08 DEG 33 MIN 10 SEC WEST, 193.57 FEET TO AN IRON ROD SET; THENCE WITH THE SOUTHERLY PROPERTY LINE OF KAMAL HASAN AND SAMEH HANNA, SOUTH 81 DEG 26 MIN 50 SEC EAST, 128.24 FEET TO AN IRON ROD SET;THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 57.28 FEET, THE RADIUS OF WHICH IS 35.00 FEET, THE CENTRAL ANGLE OF WHICH IS 93 DEG 45 MIN 51 SEC, THE CHORD OF WHICH IS NORTH 50 DEG 40 MIN 15 SEC EAST, 51.10 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF SHUMATE LANE, 54 FEET IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SHUMATE LANE SOUTH 04 DEG 47 MIN19 SEC WEST, 98.71 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF RALPH A.WIRICK AND ANITA L. CYREE, AS OF RECORD IN DEED INSTRUMENT No.

200711260136885, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SHUMATE LANE WITH THE NORTHERLY PROPERTY LINE OF RALPH A.WIRICK AND ANITA L. CYREE NORTH 81 DEG 26 MIN 50 SEC WEST, 491.37 FEET TO AN EXISTING IRON ROD; THENCE NORTH 80 DEG 15 MIN 05 SEC WEST, 381.71 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF O.I.C. VALE RIDGE TOWNHOMES, AS OF RECORD IN DEED INSTRUMENT NUMBER 201108180064149, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY PROPERTY LINE OF O.I.C. VALE RIDGE TOWNHOMES NORTH 51 DEG 59 MIN 59 SEC WEST, 31.71 FEET TO AN EXISTING IRON ROD; THENCE NORTH 82 DEG 22 MIN 16 SEC WEST, 89.09 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 61 DEG 00 MIN 48 SEC WEST, 71.26 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 63 DEG 44 MIN 24 SEC WEST, 136.75 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 83 DEG 19 MIN 55 SEC WEST, 23.25 FEET TO AN EXISTING IRON ROD; THENCE NORTH 83 DEG 35 MIN 23 SEC WEST, 28.29 FEET TO AN EXISTING IRON ROD; THENCE NORTH 69 DEG 31 MIN 17 SEC WEST, 31.10 FEET TO AN EXISTING IRON ROD INTHEEASTERLYRIGHT-OF-WAY LINE OF UNA ANTIOCH PIKE, WIDTH VARIES; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF UNA ANTIOCH PIKE NORTH 44 DEG 53 MIN 55 SEC EAST, 407.96 FEET TO AN EXISTING IRON ROD; THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 550.52 FEET, THE RADIUS OF WHICH IS 1310.08 FEET, THE CENTRAL ANGLE OF WHICH IS 24 DEG 04 MIN 36 SEC, THE CHORD OF WHICH IS NORTH 32 DEG 51 MIN 37 SEC EAST, 546.48 FEET TO AN IRON ROD SET IN THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF NASHBORO CENTER, LLC, AS OF RECORD IN DEED INSTRUMENT NUMBER 200309180138493, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT ONE ON THE FINAL PLAT OF THE RESUBDIVISION OF LOT ONE ON THE RESUBDIVISION OF LOTS 3 AND 4 NASHBORO CENTER, AS OF RECORD IN PLAT INSTRUMENT NUMBER 20030204-0014888, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE EASTERLY RIGHT-OF- WAY LINE OF UNA ANTIOCH PIKE WITH THE SOUTHERLY PROPERTY LINE OF NASHBORO CENTER, LLC, AND THE SOUTHERLY PROPERTY LINE OF SAID CELIA A. VALLOMTHAIL, SOUTH 89 DEG 39 MIN 56 SEC EAST, 579.70 TO THE POINT OF BEGINNING. CONTAINING 646,416 SQUARE FEET (14.840 ACRES MORE OR LESS). BEING THE SAME PROPERTY CONVEYED U.S. RETAIL INCOME FUND VI, LIMITED PARTNERSHIP, AS OF RECORD IN DEED BOOK 11595, PAGE 165, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TAYMAX CROSSGATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM U.S. RETAIL INCOME FUND VI, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20140925-0088320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

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

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 410, Register's Office for Davidson County, Tennessee.

3. Clearance Permit granted to Southern Bell Telephone of record in Book 1117, Page 400, in the Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance of Sanitary Sewer of record in Book 11444, Page 180, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Easements, Covenants, and Restrictions of record in Book 11444, Page 947, as amended in Book 11628, Page 77, Register's Office for Davidson County, Tennessee.

6. Easements retained under ordinance #086-01289, Metro Clerk's Office of Davidson County, Tennessee.

7. A Deed of Trust and Security Agreement by Taymax Crossgate, LLC, a Tennessee limited liability company, trustor to Frank Alvstad, trustee, for the benefit of UBS Real Estate Securities, Inc, beneficiary, to secure a note in the original amount of $4,600,000.00 secured thereby, dated February 11,2016, of record as Instrument No. 20160216-0014422, Register's Office for Davidson County, Tennessee.

8. Assignment of Deed of Trust and Security Agreement of record in Instrument No. 20160616-0061022, said Register's Office.

9. Assignment of Leases and Rents of record in Instrument No. 20160216-0014423, in the Register's Office for Davidson County, Tennessee.

10. Assignment of Assignment of Leases and Rents of record in Instrument No. 20160616-0061023, said Register's Office.

11. UCC Financing Statement naming Taymax Crossgate, LLC, debtor, and UBS Real Estate Securities, Inc, Secured Party, of record in Instrument No. 20160216-0014424, Register's Office for Davidson County, Tennessee.

12. UCC Financing Statement Amendment of Assignment of record in Instrument No. 20160616-0061024, said Register's Office.