Bill Garrett Davidson County
Batch# 33383 DEEDWARRSP
12/05/2017 01:01:30 PM 5 pgs
Fees: $28.00 Taxes: $60,994.50
20171205-0124035

SPECIAL WARRANTY DEED

FROM: Mallory Station Group III

TO: HSRE-Westport I, GP

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number
HSRE-Westport I, GP 444 West Lake Street, Suite 2100 Chicago, Illinois 60606	Westport Properties, Inc. Attn: C. Byerly & D. Hoeven 2201 Dupont Drive, Suite 700 Irvine, CA 92612	Map 181, Parcel 246

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $16,485,000.00.

MERELINDA DUHAN
Notary Public, State of New York
Reg. No. 01DU6279215
Qualified in Queens County
Commission Expires April 08, 2021

Affiant

Sworn to and subscribed before me, this 4 day of December, 2017.

Notary Public

My Commission Expires: April 08, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MALLORY STATION GROUP III, a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **HSRE-WESTPORT I, GP**, a Delaware general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 6346 Nolensville Road, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants with Buyer that Seller is lawfully seized and possessed of said real property in fee simple, that Seller has a good and lawful right to convey said real property and that said real property is unencumbered except as expressly herein set forth to the contrary. Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4th day of December, 2017.

SELLER:

MALLORY STATION GROUP III,
a Tennessee general partnership

By: _____
Doyle R. Monday, Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Anna Edge, a Notary Public with authority to act in the County and State aforesaid, personally appeared Doyle R. Monday, 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 Managing General Partner of MALLORY STATION GROUP III, the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of November 2017.

_____
Notary Public

My Commission Expires: 3.6.18

ANNA EDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

828443.3 11982-001

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Shin Retail Development, of record as Instrument No. 20050720-0084332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MALLORY STATION GROUP III, A TENNESSEE GENERAL PARTNERSHIP, by deed from HYUN W. SHIN AND WIFE, DEA J. SHIN, of record as Instrument No. 20050908-0108035, dated September 2, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2018 from any applicable government entity, including, without limitation, Davidson County, Tennessee.

2. Matters shown on the Plan of record as Instrument No. 20051104-0134155, said Register's Office.

3. Agreement for Dedication of Easement Water Mains and Appurtenances of record as Instrument No. 20030808-0113202, said Register's Office.

4. Release and License Agreement of record as Instrument No. 2017 1121-0119711, said Register's Office.

True Copy Certification

I, Erin Parker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New York

County of New York

Personally appeared before me, [Merelinda Duhan], a notary public for this county and state, [Erin Parker] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/8/2021
Notary' Seal (if on paper)

MERELINDA DUHAN
Notary Public, State of New York
Reg. No. 01DU6279215
Qualified in Queens County
Commission Expires April 08, 2021