Bill Garrett Davidson County
Batch# 46968 DEEDWARRSP
01/11/2018 12:14:50 PM 5 pgs
Fees: $28.00 Taxes: $336,330.00
20180111-0003836

Return to:
Bill Sutphin
First National Financial Title Services, Inc.
120 Interstate North Parkway, Suite # 108
Atlanta, GA 30339
251705036BY

THIS INSTRUMENT PREPARED BY:
Attn.: Michael J. Stewart
Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Caterpillar Financial Services Corporation 2120 West End Avenue Nashville, Tennessee 37203	Caterpillar Financial Services Corporation 2120 West End Avenue Nashville, Tennessee 37203	**092-15-0-183.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged **PIEDMONT – NASHVILLE, TN, LLC**, a Delaware limited liability company, formerly known as WELLS REIT – NASHVILLE, TN, LLC ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CATERPILLAR FINANCIAL SERVICES CORPORATION**, a Delaware corporation and its successors and assigns ("**Grantee**") a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on Exhibit A attached to and made a part of this Deed (the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns forever in fee simple. Grantor covenants and represents that it is lawfully seized and possessed of the Property, has full power and legal authority to sell and convey the Property and that title to the Property is free, clear and unencumbered except for those matters affecting the Property and recorded of record against the Property, including those matters set forth in Exhibit B attached hereto and made a part hereof.

Grantor further warrants and forever will defend the right and title to the Property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed on this 4th day of January, 2018.

GRANTOR:

PIEDMONT – NASHVILLE, TN, LLC, a Delaware limited liability company

By: Piedmont Operating Partnership, LP, a Delaware limited partnership, its sole member

By: Piedmont Office Realty Trust, Inc., a Maryland corporation, its sole general partner

By: _____
Name: Robert E. Bowers
Title: Executive Vice President

STATE OF Georgia :

COUNTY OF Fulton :

Before me, a Notary Public of the state and county mentioned, personally appeared *(name)* Robert E. Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be *(title)* Executive Vice President of Piedmont Office Realty Trust, Inc., a Maryland corporation, which is the sole general partner of Piedmont Operating Partnership, LP, a Delaware limited partnership, which is the sole member of PIEDMONT – NASHVILLE, TN, LLC, the within named bargainor, a Delaware limited liability company, and that such person as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation, the sole general partner of the limited partnership, the manager of the limited liability company.

WITNESS my hand and seal, at office in *(county, state)* Fulton, Georgia, this 20th day of December, 2017.

IDA I WOZNIAK NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 24, 2020

Ida I. Wozniak
Notary Public

My Commission Expires: March 24, 2020

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Affidavit of Value

STATE OF Tennessee :

COUNTY OF Davidson :

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $90,900,000.00.

AFFIANT

CATERPILLAR FINANCIAL SERVICES CORPORATION, a Delaware corporation

By: _____

Name: James A. Duensing

Title: Executive Vice President & Chief Financial Officer

Sworn and subscribed to before me this 19th day of December, 2017.

Kelli R. Alexander

Notary Public

My Commission Expires: 10/7/19

KELLI R. ALEXANDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): 092-15-0-183.00

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of West End Avenue (U.S. Highway 70) (90 foot right-of-way) and Louise Avenue (50 foot right-of-way) being Lot No. 2 as shown on the plan of Second Revision, Vanderbilt Plaza Consolidation Plat of record in Plat Book 9700, Page 643, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Louise Avenue at the north end of the return of the intersection with West End Avenue; thence, with the easterly margin of Louise Avenue, North 36 degrees 42 minutes 21 seconds West a distance of 349.96 feet to a punch mark in sidewalk in the southerly margin of Hayes Street (50 foot right-of-way); thence, with said easterly margin of Hayes Street, North 53 degrees 03 minutes 00 seconds East a distance of 352.00 feet to a punch mark in sidewalk; thence, leaving said Hayes Street with the westerly line of Lot No. 1 of aforementioned Vanderbilt Plaza Consolidation Plat in the name of Loews Nashville Hotel Corporation of record in Book 8014, Page 265, R.O.D.C. the following courses and distances: South 36 degrees, 49 minutes 00 seconds East a distance of 190.00 feet to a point; South 53 degrees 03 minutes 00 seconds West a distance of 53.10 feet to a point; South 36 degrees 45 minutes 00 seconds East a distance of 90.00 feet to a point; South 53 degrees 03 minutes 00 seconds West a distance of 121.10 feet to a point; and South 36 degrees 45 minutes 00 seconds East a distance of 80.00 feet to a point in the northerly margin of West End Avenue; thence, with said margin, South 53 degrees 03 minutes 00 seconds West a distance of 168.26 feet to a punch mark in sidewalk; thence, with a curve concave to the north having a central angle of 90 degrees 14 minutes 39 seconds, a radius of 10.00 feet and a chord of North 81 degrees 49 minutes 40 seconds West a distance of 14.17 feet for an arc length of 15.75 feet to the POINT OF BEGINNING; containing 108,091 square feet or 2.48 acres, more or less, as shown on ALTA/ACSM Land Title Survey for 2120 West End Avenue, LLC, Wells Operating Partnership, L.P., Bank of America, N.A. and Chicago Title Insurance Company, prepared by Barge Waggoner Sumner & Cannon, Inc., certified by Judy L. Judson, Tennessee Registered Land Surveyor No. 1935, dated November 13, 2002.

Together with appurtenant easement(s) described in the Easement Agreement of Record in Book 10886, page 237, said Register's Office.

Being the same property conveyed to Wells REIT - Nashville, TN, LLC, a Delaware limited liability company, by Quitclaim Deed from Wells Operating Partnership, L.P., a Delaware limited partnership, of record as Instrument No. 20040527-0062732, Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. General and special taxes and assessments for the year 2017 not yet due and payable.

2. Any encroachment, encumbrance violation, variation or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the property.

3. All matters shown on plat recorded in Book 9700, Page 643, in the Register's Office of Davidson County, Tennessee.

4. Rights of parties other than the insured as described in the Easement Agreement by and between Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, and Loews Nashville Hotel Corporation, a Delaware corporation, dated as of April 14, 1998, recorded April 14, 1998 in Book 10886, Page 237, in the Register's Office of Davidson County, Tennessee.

5. Restrictions contained in Special Warranty Deed from Plaza Holding Corp., a Delaware corporation, to Highwoods/Tennessee Holdings, L.P., a Tennessee limited partnership, recorded April 14, 1998 in Book 10886, Page 228, in the Register's Office of Davidson County, Tennessee.