THIS INSTRUMENT PREPARED BY:
Kara E. Adler, Esq.
Morris, Manning & Martin, LLP
3343 Peachtree Road, N.E., Suite 1600
Atlanta, Georgia 303026

RETURN RECORDED DOCUMENT TO:
Richard J. Couch, Esq.
Vandeventer Black LLP
101 West Main Street, Suite 500
Norfolk, Virginia 23510

Bill Garrett Davidson County
Batch# 88957 DEEDWARRSP
05/04/2018 04:09:30 PM 8 pgs
Fees: $43.00 Taxes: $41,699.00
20180504-0043088

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of May, 2018, by and between ALBANY ROAD-CUMBERLAND LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") and CCP-CUMBERLAND, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"),

W I T N E S E T H :

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

[SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF]

This is the same property conveyed to the Grantor by Special Warranty Deed recorded June 30, 2014, as Instrument No. 20140630-0057298 in the Register's Office of Davidson County, Tennessee and being further identified as Parcel I.D. Number 07011000300.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever. Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by or through or under Grantor but not further or otherwise.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for those matters described in Exhibit B attached hereto and made a part hereof.

[Signature on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Witnesses:

GRANTOR:

ALBANY ROAD-CUMBERLAND LLC,
a Delaware limited liability company

By: Albany Road-KBS Nashville Property Manager LLC, a Delaware limited liability Company, its Manager

Michaela Cadigan
Print Name: Michaela Cadigan

By: Chris Knisley
Name: Christopher J. Knisley
Title: President

Gail Hardy
Print Name: Gail Hardy

STATE OF Massachusetts)
) SS.:
COUNTY OF Suffolk)

On May 2, 2018, before me, Toni Ellegood, a notary public authorized to take acknowledgments in and for said county and state, personally appeared Christopher J. Knisley who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as the President of Albany Road-KBS Nashville Property Manager LLC, a Delaware limited liability company, as the manager of **ALBANY ROAD-CUMBERLAND LLC**, a Delaware limited liability company, and acknowledged to me that he executed the same in his authorized capacity on behalf of Albany Road-KBS Nashville Property Manager LLC, a Delaware limited liability company, as the manager of **ALBANY ROAD-CUMBERLAND LLC**, a Delaware limited liability company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Massachusetts that the foregoing paragraph is true and correct and that the signature affixed to the foregoing acknowledgment is genuine.

WITNESS my hand and official seal.

Signature Toni Ellegood (Seal)

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

My Commission expires: 8/16/2024

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,270,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of May, 2018.

Notary Public

Commission Expires: 8/16/2024

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

PROPERTY KNOWN AS:
Cumberland Business Center

PROPERTY ADDRESS:
431 Great Circle Road
Nashville, Tennessee 37228
Parcel I.D. No. 07011000300
Name and address of new owner and
MAIL TAX BILLS TO:
CCP-Cumberland, LLC
2697 International Parkway, Suite 260
Virginia Beach, Virginia 23452

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, Tennessee being Lot No. 35, on the plan of MetroCenter Resubdivision of Lot 35, Section 18, as shown on plat of record in Book 9700, Page 417, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Albany Road-Cumberland LLC, a Delaware limited liability company by Special Warranty Deed from KBS Nashville Industrial Portfolio I, LLC, a Delaware limited liability company, recorded June 30, 2014 as Instrument No. 20140630-0057298, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General and special taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. All applicable laws, ordinances, rules and governmental regulations (including, without limitation, those relating to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the property conveyed herein.
3. Any liens for services, labor or materials heretofore or hereafter furnished to the property conveyed herein which arises from any services, labor or materials contracted for by any tenant at such property and with respect to which any such tenant is responsible for payment under the terms of its lease.
4. All matters affecting the property conveyed herein as would be disclosed by a current and accurate ALTA/NSPS Land Title Survey of such property.
5. Rights of tenants in possession, as tenants only, under unrecorded leases.
6. Deed of Trust, Assignment of Leases and Rents and Security Agreement by Albany Road-Cumberland LLC; Albany Road-Royal LLC and Albany Road-Riverview LLC, trustors to James E. Spruill, Trustee, for the benefit of JP Morgan Chase Bank, National Association, beneficiary, to secure a note in the original amount of $28,700,000.00, secured thereby, dated June 27, 2014, recorded June 30, 2014, of record as Instrument No. 20140630-0057301, Register's Office for Davidson County, Tennessee; as assigned to Wilmington Trust National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2014-C22, Commercial Mortgage Pass-Through Certificates, Series 2014-C22 by Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement of record as Instrument No. 20140915-0084148, Register's Office for Davidson County, Tennessee. As affected by assumption agreement by and between Albany Road-Cumberland LLC, Albany Road-Riverview LLC, Albany Road-Royal LLC, Continental Capital Partners, LLC and Wilmington Trust National Association, dated and recorded on or about the same date hereof in the Register's Office for Davidson County, Tennessee.
7. Matters set forth in Declaration of Restrictive Covenant of record in Book 9420, Page 176, Register's Office for Davidson County, Tennessee, which, among other things, contains or provides for covenants, conditions and restrictions.
8. Matters set forth in Declaration of Special Covenants and Restrictions of record in Book 10499, Page 994, Register's Office for Davidson County, Tennessee, which, among other things, contains or provides for covenants, conditions and restrictions.
9. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, and reservations contained in instrument recorded in Book 7487, Page 952, Register's Office for Davidson County, Tennessee, which, among other things, contains or provides for the establishment of easements, liens, private charges or assessments, covenants, conditions and restrictions.
10. All matters shown on plan of record in Book 9700, Page 417, Register's Office for Davidson County, Tennessee.

11. Flowage Easement(s), to United States of America for Cheatham Dam, as set forth in instrument recorded in Book 2291, Page 295, Register's Office for Davidson County, Tennessee.

12. Grant of Access Easement in favor of MetroCenter Improvements Association, Inc., as set forth in instrument recorded in Book 10500, Page 1, Register's Office for Davidson County, Tennessee.

13. Permanent Levee Maintenance Easement and Temporary Right of Entry for Construction Purposes of record as Instrument No. 200005090047023, Register's Office for Davidson County, Tennessee.

14. Rights of upper and lower riparian owners in and to the used of the waters of the Cumberland River and the natural flow thereof.

15. Rights of upper and lower riparian owners to the flow of the waters of a lake, free from diminution of pollution.

16. Terms and conditions of lease as evidenced by Memorandum of Lease dated July 14, 2005, by and between Duke Realty Limited Partnership, an Indiana limited partnership and Caremark, Inc., a California corporation, recorded July 18, 2005, as Document No. 20050718-00883378, Register's Office of Davidson County, Tennessee. See also Subordination, Non-Disturbance and Attornment Agreement dated June 27, 2014, recorded June 30, 2014 as Instrument No. 20140630-0057302, said Register's Office.

17. Council Bill No. 73-608 which provided for dedication of permanent easements for the operation and maintenance of the pumping station and outlet works, levees, lakes and canals as needed for flood control and will also provide for reasonable public access for recreational use of the lakes, canals and levee areas.

True Copy Certification

I, Brian L Carr, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

STATE OF VIRGINIA
CITY OF RICHMOND

Personally appeared before me, Ann S. Garris, a notary public for this city and state, Brian L Carr, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 4th day of May, 2018.

Notary's Signature
My Commission Expires:

ANN S. GARRIS
Notary Public
Commonwealth of Virginia
Reg. #147785
My Commission Exps. Oct. 31, 2019