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 7 pgs
Fees: $38.00 Taxes: $59,089.00
20180504-0043089

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of May, 2018, by and between ALBANY ROAD-ROYAL LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") and CCP-ROYAL, 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. 20140630-0057299 in the Register's Office of Davidson County, Tennessee and being further identified as Parcel I.D. Number 09500011500.

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-ROYAL 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: _____
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-ROYAL 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-ROYAL 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 $15,970,000 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:
Royal Parkway Center I and II

PROPERTY ADDRESS:
2501 - 2515 Perimeter Place Drive; and 500-520 Royal Parkway
Nashville, Tennessee 37214
Parcel I.D. No. 09500011500
Name and address of new owner and
MAIL TAX BILLS TO:
CCP-Royal, LLC
2697 International Parkway, Suite 260
Virginia Beach, Virginia 23452

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, Tennessee, being Lot 2 of the Greenbriar Business Park of record in Plat Book 6900, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above but excluded therefrom is that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 9637, Page 947, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point on the existing southerly right-of-way margin of Royal Parkway, said point being in the northwesterly corner of the aforementioned Joseph V. Russell & Associates property located along a curve left, from the Northeast property corner of the aforementioned property and the Northwest corner of the property held by Royal Park Investment, L.P., a chord bearing of N 08 deg. 25' 20" E, a Chord length of 32.90 feet, a radius of 50.00 feet, an arc length of 33.52 feet to the said point of beginning, thence from said point of beginning along the said existing right-of-way margin, a curve to the left, bearing N 33 deg. 07' 05" W, a radius of 50.00 feet, an included angle of 44 deg. 40' 02", and an arc length of 38,96 feet to a point; thence along a curve to the right, a chord bearing of N 46 deg. 2' 08" W, a radius of 980.64 feet, an included angle of 17 deg. 55' 59" and an arc length of 306.93 feet to a point, thence N 37 deg. 31' 08" W, 249.21 feet to a point, thence a curve to the left, bearing N 54 deg. 00' 41" W, a radius of 361.77 feet, an included angle of 30 deg. 59' 05" and an arc length of 195.64 feet to a point, thence a curve to the left bearing S 62 deg. 29' 55" W, a radius of 50.00 feet, an included angle of 97 deg. 59' 44", and an arc length of 85.52 feet to a point, thence an arc to the left bearing S 11 deg. 01' 27" W, a radius of 293.83 feet, an included angle of 4 deg. 26' 21", and a arc length of 22.77 feet to a point on the East right-of-way margin of Perimeter Place Drive, thence along the new Southerly right-of-way margin of Royal Parkway, a curve to the right, a chord bearing of which is N 61 deg. 39' 20" E, a Radius of 50.00 feet, an included angle of 96 deg. 49' 24", and an arc length of 84.49 feet to a point, thence an arc to the right, the Chord bearing of which is S 53 deg. 47' 36" E, a radius of 315.60 feet; an included angle of 32 deg. 16' 45", and an arc length of 177.,80 feet to a point, thence S. 37 deg. 39' 13" E, 240.20 feet to a point. thence an arc to the left, a chord bearing of S 46 deg. 38' 32" E, a radius of 997.43 feet, an included angle of 17 deg. 58' 38", and an arc length of 312,.96 feet to a point, thence along a line S 55 deg. 37' 52" E, 47.41 feet to the point of beginning, containing 0.3595 acres, more or less.

BEING the same property conveyed to Albany Road-Royal LLC, a Delaware limited liability company by Special Warranty Deed from KBS Royal Parkway Center I & II, LLC recorded June 30, 2014 as Instrument No. 20140630-0057299, 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. All matters shown on plan of record in Book 6900, Page 81, Register's Office for Davidson County, Tennessee.

8. Permanent Easement and Temporary Construction Easement contained in an instrument of record in Book 9637, Page 947, Register's Office of Davidson County, Tennessee.

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