1st

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Lubin Olson & Niewiadomski LLP
The Transamerica Pyramid
600 Montgomery Street, 14th Floor
San Francisco, CA 94111
Attn: Alexander J. Pugh, Esq.

Bill Garrett Davidson County
Batch# 121241 DEEDWARRSP
07/26/2018 02:38:30 PM 9 pgs
Fees: $48.00 Taxes: $37,646.27
20180726-0073118

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/o Berkeley Partners 1 Sansome Street Suite 1500 San Francisco, CA 94104	Same	13400025500

STATE OF California)

COUNTY OF San Francisco)

The actual consideration or value, whichever is greater, for this transfer is

$10,174,668.00.

Mark Bailey

Affiant

SUBSCRIBED AND SWORN to before me this 16 day of July, 2018.

RUZERPINO ALTEZA NAGAL
Notary Public - California
San Francisco County
Commission # 2239535
My Comm. Expires Apr 23, 2022

Ruzerpino Alteza Nagal

Notary Public

My Commission Expires: April 23, 2022

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, IC

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 San Francisco

Subscribed and sworn to (or affirmed) before me on this 16th day of July, 2018, by Mark Bailey,

proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me.

RUZERPINO ALTEZA NAGAL
Notary Public - California
San Francisco County
Commission # 2239535
My Comm. Expires Apr 23, 2022

(Seal)

Signature

BP III Holdings IX, LLC, a Delaware limited liability company, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to BPAZ Holdings 7, LLC, a Delaware limited liability company, its successors and assigns, hereinafter "Grantee," those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be specifically identified on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Said Property is known as Metroplex Business Center.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 16th day of July, 2018.

IC BP III Holdings IX, LLC,
a Delaware limited liability company

By: _____
Name: Mathew Novak
Title: Manager

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 SAN FRANCISCO } SS.

On July 6, 2018, 2018, before me, Ruzerpino alteza Nugal, Notary Public, personally appeared Matthew Novak, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RUZERPINO ALTEZA NAGAL
Notary Public - California
San Francisco County
Commission # 2239535
My Comm. Expires Apr 23, 2022

EXHIBIT A

LEGAL DESCRIPTION

LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREIN IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS LOT 1, SECTION 3 ON THE PLAN ON METROPLEX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF METROPLEX DRIVE AT ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARAGON MILLS ROAD;

THENCE, WITH A RIGHT-OF-WAY LINE OF METROPLEX DRIVE, S 33°28'21" E, 79.96 FEET TO A POINT.

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, 351.86 FEET TO AN EXISTING MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 54°15'39", A RADIUS OF 371.54 FEET, A TANGENT OF 190.38 FEET AND A CHORD OF S 60°36'11" E 338.86 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 02°16'00" W, 15.00 FEET TO A POINT;

THENCE S 87°44'00" E, 35.00 FEET TO A POINT IN THE EDGE OF SORGHUM BRANCH; THENCE WITH SAID SORGHUM BRANCH, THE FOLLOWING CALLS:

S 30°22'42" E, 457.00 FEET TO A POINT; S 87°44'21" E, 20.00 FEET TO A POINT IN THE NORTHWEST CORNER OF LOT NO. 2 AS SHOWN ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 2 HARDING PLACE PARK OF RECORD IN BOOK 4660, PAGE 7, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

ALONG THE WEST LINE OF SAID LOT NO. 2, S 38°28'36" E, 56.64 FEET TO A POINT; S 06°48'30" E, 79.94 FEET TO A POINT;
S 03°11'30" W, 72.83 FEET TO A POINT; S 25°18'30" E, 99.06 FEET TO A POINT; S 27°30'00" W, 154.97 FEET TO AN EXISTING IRON PIN;

THENCE, ALONG THE SOUTH LINE OF THIS PARCEL, N 87°38'30" W. 423.12 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 24;

THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, 470.12 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°18'37", A RADIUS OF 11,659.16 FEET, A TANGENT OF 235 FEET AND A CHORD N 32°18'31" W 470.09 FEET TO A POINT;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, N 33°27'49 W, 44.20 FEET TO A POINT;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, N 71°22'49" W, 15.38 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF PARAGON MILLS ROAD;

THENCE WITH SAID RIGHT-OF-WAY, N 05°14'26" E, 599.42 FEET TO A FOUND MONUMENT;

THENCE, N 56°30'55" E, 26.30 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to IC BP III Holdings IX, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20141204-0111253, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2018, a lien, not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 5800, Page 189, in the Register's Office for Davidson County, Tennessee.

3. Easement for the flow of the waters of Sorghum Creek, and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of Sorghum Creek, free from diminution or pollution.

5. Deed of Conveyance of record in Book 5953, Page 829, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4435, Page 50, Register's Office for Davidson County, Tennessee.

7. Survey 1806253 prepared by Tony Reasons II, TN RLS #1665, of The Reasons Company and dated July 18, 2018 indicates the following:

   (a) Potential easement for Light Poles and Fire Hydrants as shown, and for utility lines associated therewith.

8. Rights of tenants, as tenants only

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX