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# 121409 DEEDWARRSP
07/27/2018 10:44:30 AM 11 pgs
Fees: $58.00 Taxes: $78,145.23
20180727-0073378

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	07016001900 07113001300 07113001900

STATE OF California)

COUNTY OF San Francisco

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

$21,120,332.00.

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 BP III Holdings XV, LLC, a Delaware limited liability company, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to BPAZ Holdings 6, LLC, a Delaware limited

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 Ruzerpino A. Nagal

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 Trademark 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 XV, 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 16, 2018, before me, Ruzerpino alteza Nagal, 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.

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

Signature _____ (Seal)

33390019/647729v2

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LOTS 5B, 12A AND 12B

PARCEL I:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the Westerly side of Great Circle Road; being Lot No. 5B as shown on the Plan Tract 5B, MetroCenter as of record in Book 5190, Page 42, R.O.D.C., Lot 12A as shown on the Plan of Tract 12A MetroCenter as of record in Book 5190, Page 275, R.O.D.C., and Tract 12B as shown on Plan of MetroCenter, Section 13 as of record in Book 5190, Page 486, R.O.D.C., and being more particularly described as follows:

BEGINNING, at an iron pin (found) in the Westerly right-of-way line of Great Circle Road, said iron pin being Northerly 410 feet, more or less, as measured along said Westerly right-of-way line, from the centerline of Vantage Way;

THENCE, leaving said Westerly right-of-way line with the Northerly line of property conveyed to SDG Metro, LLC. By Deed of record in Instrument No. 200708310105058, R.O.D.C., S 65° 48' 24" W, 615.80 feet to an iron pin found in the Easterly line of property conveyed to Vantage Way LLC by Deed of Record in Instrument No. 200606290077944, R.O.D.C.;

THENCE, with said Easterly line N 22° 44' 13" W, 316.15 feet to an iron pin {found};

THENCE, with the Easterly line of property conveyed to 3C Investments, LLC by Deed of Record in Instrument No. 200512010144378, R.O.D.C., N 07° 36' 44" W, 350.74 to an iron nail (found);

THENCE, with the Easterly line of property conveyed to Dede Wallace Institute by Deed of Record in Book 6809, Page 826, R.O.D.C., N 15° 58' 00" W, 206.00 feet to an iron pin (found);

THENCE, with the Easterly line of property conveyed to Delta Dental Plan of Tennessee by Deed of Record in Book 10066, Page 349, R.O.D.C., and an Easterly line of property conveyed to Nashville Area United Way by Deed of Record in Book 5345, Page 229, R.O.D.C., N 25° 50' 00" W, 299.93 feet to an iron pin (found);

THENCE, with a Southerly line of said Nashville Area United Way property and the Southerly line of property conveyed to SEV MetroCenter IV, LLC, by Deed of Record in Instrument No. 200712210146729, R.O.D.C., N 72° 11' 24" E, 628.66 feet to an iron pin in the Westerly right-of-way line of Great Circle Road;

THENCE, with said Westerly right-of-way line the following calls:

S 16° 36' 03" E, 132.51 feet to an iron pin (found);

With a curve to the right 339.60 feet to an iron pin (found), said curve having a central angle of 11° 02' 12", a radius of 1,763.00 feet, a tangent of 170.33 feet and a chord of S 11° 04' 57" E, 339.08 feet;

With a curve to the left 632.85 feet to the point of beginning, said curve having a central angle of 29° 18' 45", a radius of 1,237.00 feet, a tangent of 323.51 feet and a chord of S 20° 13' 14" E, 625.97 feet.

Containing 656,391 square feet or 15.07 acres, more or less.

Being the same property conveyed to SSMS Trademark, LLC, a Tennessee limited liability company, by Deed of Record in Instrument No. 20120723-0064634, Register's Office for Davidson County, Tennessee.

EASEMENT FOR INGRESS AND EGRESS TO LOT NO. 12A:

PARCEL II:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, Page 48, MetroCenter, Section One, more particularly described as follows:

BEGINNING, at the Southeast corner of Tract 7D, as recorded in Plat Book 6050, Page 245, R.O.D.C.;

THENCE, S 07° 36' 44" E, along the rear lot line of Lot 12A as shown on the Plat of record in Book 5190, Page 275, a distance of 30 feet;

THENCE, S 74° 02' 00" West, 246 feet, more or less, to the East margin of an existing 40 foot access and public utility easement;

THENCE, N 15° 58' 00" W, 30 feet to the Southwest corner of Tract 7D;

THENCE, N 74° 02' 00" E, 246 feet to the point of beginning.

EASEMENT FOR INGRESS AND EGRESS TO TRACT 5B

PARCEL III:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, Page 48, MetroCenter, Section One, more particularly described as follows:

BEGINNING, as the Southeast corner of Tract 7D as recorded in Plat Book 6050, Page 245, R.O.D.C.;

THENCE, N 82° 23' 16" E, 35 feet to a point;

THENCE, S 07° 36' 44" E, 234 feet to a point on the North margin of Tract 5B;

THENCE, with said North margins S 72° 11' 24" W, 30.48 feet to a point;

THENCE, N 07° 36' 44" W, 185.45 feet to the beginning of a curve to the left;

THENCE, with a curve to the left having a central angle of 98° 46' 36" a radius of 25 feet, 43.10 feet to a point;

THENCE, S 74° 02' 00" W, 216.21 feet to the East margin of an existing 40 feet access and public utility easement;

THENCE, N 15° 58' 00" W, 25 feet to Tract 7D;

THENCE, N 74° 02' 00" E, 246 feet to the point of beginning.

PARCEL IV:

Together with the right to use the 40 foot common access easement for ingress and egress as shown on the plan of MetroCenter Tract 7D as of record in Book 6050, Page 245, said Registrar's Office.

Being the same property conveyed to SSMS Trademark, LLC, a Tennessee limited liability company, by Deed of Record in Instrument No. 20 120723~0064634, Register's Office for Davidson County, Tennessee.

Together with Appurtenance Easements contained in Declaration of Reciprocal Easements and Covenants for Trademark Square recorded in Instrument No. 20020801-0092360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IC BP III Holdings XV, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20160108-0002240, 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. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 42, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 275, as amended in Book 5598, page 915, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 486, Register's Office for Davidson County, Tennessee.

5. Utility Easement of record in Book 4862, Page 367, in the Register's Office for Davidson County, Tennessee.

6. Covenants of record in Book 5442, Page 388, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Underground Electric Easement of record in Book 5305, Page 426, in the Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plan of record in Plat Book 6050, Page 245, Register's Office for Davidson County, Tennessee.

9. Terms, provisions, conditions, agreements, charges, assessments, liens, and private charges provided in the Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, Page 952, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

10. Rights of tenants, as tenants only

11. Rights of others in Ingress-Egress Easements as set forth in Special Warranty Deed of record in Instrument No. 201601080002240, Register's Office for Davidson County, Tennessee.

12. Survey No. 1806253 prepared by Tony Reasons II, TN RLS #1665 of The Reasons Company and dated July 17, 2018, indicates the following:

(a) Signs encroach into 10' Electric Easement in easterly line
(b) Potential easements for Fire Hydrants as shown, and for utility lines associated therewith.
(c) Potential easements for Electric meters as shown, and for utility lines associated therewith.
(d) Potential easements for Water Utility as shown, and for utility lines associated therewith.

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