Bill Garrett Davidson County
Batch# 129806 DEEDWARRSP
08/16/2018 12:29:30 PM 7 pgs
Fees: $38.00 Taxes: $20,784.75
20180816-0081333

This instrument prepared by:	Upon recording, return to:
Marla I. Berman, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131	Novare National Settlement Service, LLC 320 Commerce Street, Suite 150 Irvine, California 92602 Attn: Alan Petner

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Olymbec USA LLC	(NAME) Olymbec USA LLC	120-01-0-155.00 & 120-01-0-156.00
(STREET ADDRESS OR ROUTE NUMBER) 1004 E. Brooks Road	(STREET ADDRESS) 1004 E. Brooks Road	1100, 1101 1102 Kermit Drive
(CITY) (STATE) (ZIP) Memphis, TN 38116	(CITY) (STATE) (ZIP) Memphis, TN 38116	Nashville, Tennessee 37217

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CGCMT 2008-C7 KERMIT DRIVE, LLC**, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **OLYMBEC USA LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

(a) Real property taxes and assessments for the year 2018 and thereafter;

(b) Matters that would be disclosed by an accurate survey;

(c) Zoning and other regulatory laws and ordinances affecting the Property;

(d) Easements for public utilities; and

(e) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions and other matters of record.

This is improved property, known as 1100, 1101 & 1102 Kermit Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns.

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

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated: As of August 15, 2018.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand as of the date referenced above, the limited liability company party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Witnesses:

GRANTOR:

CGCMT 2008-C7 KERMIT DRIVE, LLC, a Delaware limited liability company

By: LNR Partners, LLC, a Florida limited liability company, its manager

Signature: _____
Print Name: Zamira Colon

Signature: _____
Print Name: Angela Ospina

By: _____
Name: Steven D. Ferreira
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 2nd day of August, 2018 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **CGCMT 2008-C7 KERMIT DRIVE, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

JIANNELL TAVAREZ
MY COMMISSION EXPIRES
JULY 7, 2020
#GG 007884
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Public Jiannell Tavarez
Print Name: _____
Serial No. (if any): GG007884

[BUYER ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,617,500.00.

Subscribed and sworn to before me this the 6th day of August, 2018.

AFFIANT (GRANTEE):

OLYMBEC USA LLC, *a Delaware limited liability company*

By: _____

Name: Richard Stern

Title: President

_____

Notary Public

Print Name: Marianne Bedrossian

Serial No. (if any): B2017

My commission expires: N/A

(Affix Seal)

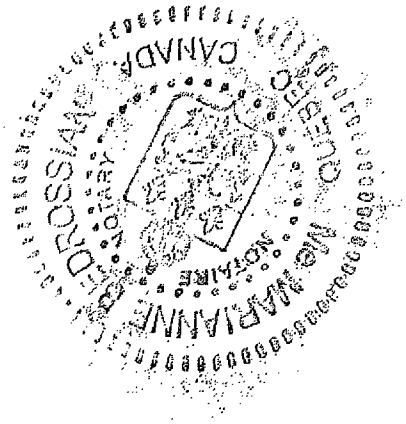


EXHIBIT A

LEGAL DESCRIPTION

Being two tracts of land in the First Civil District of the City of Nashville, Davidson County, Tennessee, located on the southerly margin of Vultee Boulevard on both the east and west margins of Kermit Drive and being more particularly described as follows:

TRACT NO. 1:

Being a tract of land in the Southwest quadrant of the intersection of Vultee Boulevard and Kermit Drive, being Lot 1 as shown on the Plan of The Oaks of record in Plat Book 4460, Page 139 in the Registrar's Office of Davidson County, Tennessee, to-wit:

Beginning at a concrete monument at the northwest corner of herein described tract, said monument being in the Southerly margin of Vultee Boulevard and being the northeast corner of property of Olympia Plaza of record in Deed Book 5894, page 197 in the Registrar's Office of Davidson County, Tennessee; thence with said margin of Vultee Boulevard, South 89 degrees 09 minutes 00 seconds East 215.00 feet to a point; thence leaving said margin with a curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord of South 44 degrees 09 minutes 00 seconds East 35.36 feet for an arc length of 39.27 feet to a point in the Westerly margin of Kermit Drive; thence with said margin of Kermit Drive, South 00 degrees 51 minutes 00 seconds West 25.00 feet to a point; thence with a curve concave to the East having a central angle of 20 degrees 30 minutes 00 seconds, a radius of 305.00 feet and a chord of South 09 degrees 24 minutes 00 seconds East 108.55 feet for an arc length of 109.13 feet to a point; thence with a curve concave to the West having a central angle of 60 degrees 50 minutes 00 seconds a radius of 295.00 feet and a chord of South 10 degrees 46 minutes 00 seconds West 298.71 feet, for an arc length of 313.21 feet to a point; thence South 41 degrees 11 minutes 02 seconds West 62.31 feet to an iron pin; thence leaving Kermit Drive with the North line of Resubdivision of Lot 9 The Oaks, of record in Plat Book 4885, Page 24 in the Registrar's Office of Davidson County, Tennessee; North 48 degrees 49 minutes 00 seconds West 219.79 feet to a point; thence with the east line of Olympia Plaza, North 00 degrees 51 minutes 00 seconds East, 356.30 feet to the point of beginning.

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TRACT NO. 2:

Being a tract of land in the Southeast quadrant of the intersection of Vultee Boulevard and Kermit Drive, being Lot 3 as shown on the Plat of Resubdivision of Lots 3, 4 & 5, The Oaks, of record in Plat Book 4660, page 58 in the Registrar's Office of Davidson County, Tennessee, to-wit:

Beginning at a concrete monument in the Southerly margin of Vultee Boulevard at the Northeast corner of herein described tract, said monument being the northwest corner of Stardust Acres of record in Plat Book 1424, Page 92 in the Registrar's Office of Davidson County, Tennessee; thence, leaving Vultee Boulevard with the West line of Stardust Acres, South 03 degrees 48 minutes 00 seconds West 408.08 feet to a concrete monument; thence, with the North line of First Revision, Stradust Commercial Park Section 2, Lot 1, of record in Plat Book 9700, Page 394 in the Registrar's Office of Davidson County, Tennessee, North 84 degrees 09 minutes 00 seconds West, 203.60 feet to a point; thence, with the westerly line of Fred C. Hardeman of record in Book 9490, Page 977 in the Registrar's Office of Davidson County, Tennessee, South 56 degrees 07 minutes 00 seconds West 72.20 feet to an iron pin; thence South 32 degrees 09 minutes 00 seconds West 172.88 feet to a concrete monument; thence, South 13 degrees 18 minutes 00 seconds West 108.12 feet to an iron pin; thence, leaving Hardeman with the North line of The Oaks of record in Plat Book 4660, Page 58 in the Registrar's Office of Davidson County, Tennessee, North 48 degrees 49 minutes 00 seconds West, 269.96 feet to a point in the Easterly margin of Kermit Drive; thence, with said margin and a curve concave to the west having a central angle of 54 degrees 34 minutes 02 seconds, a radius of 345.00 feet and a chord of North 07 degrees 38 minutes 01 seconds East 316.29 feet, for an arc length of 328.57 feet to a point; thence, with a curve concave to the East having a central angle of 20 degrees 30 minutes 00 seconds, a radius of 255.00 feet and a chord of North 09 degrees 24 minutes 00 seconds West 90.75 feet, for an arc length of 91.24 feet to a point; thence North 00 degrees 51 minutes 00 seconds East, 25.00 feet to a point; thence, with a curve concave to the East having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord of North 45 degrees 51 minutes 00 seconds East, 35.36 feet, for an arc length of 39.27 feet to a point in the southerly margin of Vultee Boulevard; thence, with Vultee Boulevard South 89 degrees 09 minutes 00 seconds East, 271.20 feet to a point; thence, with a curve concave to the north having a central angle of 22 degrees 18 minutes 20 seconds, a radius of 750.00 feet and a chord of North 79 degrees 41 minutes 50 seconds East 290.14 feet for an arc length of 291.98 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO CGCMT 2008-C7 KERMIT DRIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SUBSTITUTE TRUSTEE'S DEED FROM JOSEPH R. PROCHASKA, SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20141119-0106544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Alan Petner, 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.

Signature

State of CA

County of Orange

Personally appeared before me, Mindi R. Powers, a notary public for this county and state, Alan Petner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jul 31, 2021
Notary' Seal (if on paper)

MINDI R. POWERS
Notary Public – California
Orange County
Commission # 2208248
My Comm. Expires Jul 31, 2021