Prepared by, Recording Requested
By And Upon Recordation Return To:
Timothy Stafford, Esq.
Dechert LLP
Three Bryant Park
1095 Avenue of the Americas
New York, New York 10036

Karen Y Johnson Davidson County
Batch# 137960 DEEDWARRSP
09/07/2018 01:12:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180907-0088850

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills to:	Map No.
TRU TRUST2016, LLC	TRU TRUST2016, LLC	
c/o Wells Fargo Bank, N.A.	c/o Wells Fargo Bank, N.A.	
401 S. Tryon St.	401 S. Tryon St.	
MAC D1050-084, NC 28202	MAC D1050-084, NC 28202	Parcel No. 3402007400

For the consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TOYS "R" US PROPERTY COMPANY II, LLC, a Delaware limited liability company, having an address at One Geoffrey Way, Wayne, NJ 07470 (hereinafter, together with its successors and assigns, referred to collectively as the "Grantor"), hereby grants, bargains, sells and conveys to TRU TRUST 2016, LLC, a Delaware limited liability company, having an address at c/o Wells Fargo Bank, N.A., 401 S. Tryon St., MAC D1050-084, Charlotte, NC 28202 (hereinafter, together with its successors and assigns, referred to collectively as the "Grantee"), the following::

A certain tract or parcel of land, together with any improvements thereon and all rights, easements and privileges appurtenant or belonging thereto, described on Exhibit A attached hereto and made a part hereof (the "Property").

STATE OF NEW YORK
COUNTY OF NEW YORK

The actual consideration or value, whichever is greater, for this transfer is $4,148,418.00.

Affiant: Daniel Quevedo

Subscribed and sworn to before me this the 28th day of August, 2018.

MICHAEL A SMITH
Notary Public, State of New York
No. 01SM4924305
Qualified in New York County
Commission Expires April 4, 2022

My commission expires:
(Affix Seal)

Notary Public

This is ( )unimproved (X)improved property known as 1800 Gallatin Pike North, Nashville, TN 37115.

Being the same property conveyed to Grantor by Limited Warranty Deed recorded at Instrument No. 20050809-0094463, Register's Office of Davidson County, Tennessee. Giraffe Properties, LLC is now known as Toys "R" Us Property Company II, LLC, a Delaware limited liability company, pursuant to instrument recorded at Instrument No. 20161114-0119447, Register's Office of Davidson County,

Tennessee.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, Grantor hereby warrants and agrees to forever defend the right and title to the Property unto the said Grantee against the claims of all persons claiming by, through or under the Grantor, but not otherwise, subject only to taxes not yet due and payable and any matters of record encumbering the Property as set forth in the public records of Davidson County, State of Tennessee, as of the date hereof.

This deed is made pursuant to Order Approving the Sale of Real Property Free and Clear of liens, Claims, Encumbrances and Interests Pursuant to Bankruptcy Code Sections 105, 363 entered by the United States Bankruptcy Court for the Eastern District of Virginia in Consolidated Case Number 17-34665 (KLP) (the "**Order**").

THIS DEED EFFECTIVE AS OF AUGUST 30, 2018.

[Remainder of page intentionally left blank; signature pages of the parties hereto follow immediately hereafter.]

EXECUTED as of this 23rd day of August, 2018.

TOYS "R" US PROPERTY COMPANY II, LLC
a Delaware limited liability company

By: _____
Name: Gary McQuillan
Its: Executive Vice President

STATE OF NEW JERSEY)
) ss:
COUNTY OF PASSAIC)

This instrument was acknowledged before me on this 23rd day of August, 2018 by Gary McQuillan, as Executive Vice President of Toys "R" US Property Company II, LLC, a Delaware limited liability company, in his capacity as Executive Vice President of such limited liability company. Personally known.

_____
Notary Public
Print Name: KAREN NEELIS
My Commission Expires: 6-21-23

Karen Neelis
Notary Public
New Jersey
My Commission Expires 6-21-23
No. 50084890

File No.: 1800740CTN

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Rivergate Park Corner, as shown on Plat of record in Plat Book 5200, Page 498, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Giraffe Properties, LLC, a Delaware limited liability company, by Limited Warranty Deed recorded at Instrument No. 20050809-0094463, Register's Office of Davidson County, Tennessee. Giraffe Properties, LLC is now known as Toys "R" Us Property Company II, LLC, a Delaware limited liability company, pursuant to instrument recorded at Instrument No. 20161114-0119447, Register's Office of Davidson County, Tennessee.

TN 8605