This instrument was prepared by:
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Karen Y Johnson Davidson County
Batch# 180032 DEEDWARRSP
01/03/2019 09:43:30 AM 7 pgs
Fees: $38.00 Taxes: $21,090.00
20190103-0000599

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
1800 Gallatin Investors a Tennessee general partnership 630 S. Maitland Avenue, Suite 100 Maitland, Florida 32751	1800 Gallatin Investors a Tennessee general partnership 630 S. Maitland Avenue, Suite 100 Maitland, Florida 32751	03402007400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TRU Trust 2016, LLC, a Delaware limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto 1800 Gallatin Investors, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to TRU Trust 2016, LLC, by of record at Instrument No. 20180907-0088850, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2018 and subsequent years.

This is improved property commonly known as 1800 Gallatin Pike North. Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all

encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21 day of December, 2018.

TRU TRUST 2016, LLC, a Delaware limited liability company

By: Wilmington Trust, National Association, as Trustee for the certificateholders of the TRU Trust 2016-TOYS, Commercial Mortgage Pass-Through Certificates, Series 2016-TOYS, the Sole Member

By: Wells Fargo Bank, National Association, as Special Servicer

By: Denise Ziolo
Name: Denise Ziolo
Title: Vice President

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, Elizabeth Murphy, a Notary Public of said County and State, personally appeared Denise Ziolo, with whom I am personally acquainted, who, upon oath, acknowledged herself to be a Vice President of Wells Fargo Bank, National Association, solely in its capacity as special servicer as authorized under the Trust and Servicing Agreement dated November 3, 2016 on behalf of Wilmington Trust, National Association, as trustee for the benefit of the certificateholders of TRU Trust 2016-TOYS, Commercial Mortgage Pass-Through Certificates, Series 2016-TOYS, the sole member of TRU Trust 2016, LLC, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself/herself as Vice President.

WITNESS my hand and seal, at office, this 21st day of December, 2018.

Elizabeth Murphy
Notary Public

My commission expires: 3/9/21

ELIZABETH MURPHY NOTARY PUBLIC MECKLENBURG COUNTY, NC My Comm. Exp. 3/9/2021

STATE OF NORTH CAROLINA}
COUNTY OF MECKLENBURG}

The actual consideration or value, whichever is greater, for this transfer is $5,700,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of December, 2018.

Notary Public

My Commission Expires: 12/03/2022

SEARA R. WOLF
NOTARY
PUBLIC
MECKLENBURG COUNTY, NC

EXHIBIT A
(to Special Warranty Deed)

Legal Description

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 TRU TRUST 2016, LLC, a Delaware limited liability company, by Special Warranty Deed of record at Instrument No.20180907-0088850, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

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

2. Easements and rights incidental thereto, as shown on the Plan of record in Plat Book 5200, Page 498, Register's Office of Davidson County, Tennessee.

3. Right-of-Way Easement(s) to Nashville Gas Company, recorded in Book 5494, Page 956, Register's Office of Davidson County, Tennessee.

4. Right-of-Way Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, established pursuant to instrument recorded in Book 4464, Page 462, Register's Office of Davidson County, Tennessee.

5. Drainage Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, as established pursuant to instrument recorded in Book 4864, Page 739, Register's Office of Davidson County, Tennessee.

6. Terms and conditions of Lease of record in Book 9379, Page 122, Register's Office for Davidson County, Tennessee; with respect thereto, by and between Toys "R" Us and El Chico Restaurant, Inc.

7. Rights of tenants in possession, as tenants only, pursuant to written but unrecorded, unexpired leases in effect as of the date of the Policy, without rights or options to purchase the insured property.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).