RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:
FDS Nolensville, LLC
1001 19th Street N., Suite 1401
Arlington, VA 22209
Attn: Andrew Schwartzman

THIS INSTRUMENT PREPARED BY:
Eric Zhi
Kirkland & Ellis LLP
300 North LaSalle, Chicago IL 60654

Karen Johnson Davidson County
Batch# 199863 DEEDWARRSP
02/27/2019 10:21:30 AM 7 pgs
Fees: $38.00 Taxes: $62,900.00
20190227-0017733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of February, 2019, between GPT NASHVILLE OWNER LLC, a Delaware limited liability company ("Grantor") and FDS NOLENSVILLE, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o FDS Nolensville, LLC, 1001 19th Street N., Suite 1401, Arlington, VA 22209 Attn: Andrew Schwartzman.

Grantor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its heirs, successors, and assigns, all that real property situated at 5880 Nolensville Pike, Nashville, County of Davidson and State of Tennessee which is more particularly described on Exhibit A hereto, being the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument No. 201405230044681 in the Register's Office for Davidson County, Tennessee, TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to, and together with any estate, right, title, interest or claim of Grantor, either in law or equity, to the above premises. TO HAVE AND TO HOLD, the same in fee simple forever. SUBJECT, HOWEVER, TO those certain exceptions more particularly described in Exhibit B hereto.

Grantor hereby covenants with Grantee, its heirs, successors, and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and Grantor hereby WARRANTS the title to said land AND WILL

DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Property Address: 5880 Nolensville Pike
Nashville, Tennessee

Map Parcel Numbers: Map 172; Parcel 122
Grantee Tax Bill Address: FDS Nolensville, LLC
1001 19th Street N., Suite 1401
Arlington, VA 22209
Attn: Asset Management

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

GRANTOR:

GPT NASHVILLE OWNER LLC,

a Delaware limited liability company

By: _____(SEAL)

Name: Sonya A. Huffman

Its: Managing Director and Vice President

STATE OF New York)
) ss:
COUNTY OF New York)

Before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Sonya A. Huffman, this date February 25, 2019, personally well known (or satisfactorily proven) to me to be the Managing Director and Vice President of GPT Nashville Owner LLC, a Delaware limited liability company, and the person whose name is subscribed to the foregoing and annexed Special Warranty Deed, who, being by me first duly sworn, did acknowledge that the company is a party to the foregoing and annexed Special Warranty Deed, and that he, being duly authorized so to do, executed said Special Warranty Deed on behalf of and in the name of said company as her free act and deed for the uses and purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 2019.

_____
Notary Public

My Commission Expires: 09/19/2020

[Notarial Seal]

ANNA ZIMMERMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ZI6348050
Qualified In New York County
My Commission Expires 09-19-2020

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat, SOUTHPLACE OFFICE PARK, Commercial Planned Unit Development, of record in Plat Book 6900, Page 696, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to GPT Nashville Owner, LLC, a Delaware limited liability company by Warranty Deed dated 05/20/2014 from Southplace Associates, LLC, a Delaware limited liability company of record in Instrument 201405230044681, Register's Office for Davidson County, Tennessee.

Exhibit B
PERMITTED EXCEPTIONS

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, nuranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed below, but only to the extent not vested in or held by Grantor.

2. Dedications and easements as set forth per Plat Book 6900, Page 696, Register's Office for Davidson County, Tennessee as follow:

   a. drainage easement;
   b. 20' wide landscape easement;
   c. public utility and private ingress and egress easement;
   d. 20' wide sewer;
   e. 15' wide utility easement;
   f. 5' right of way along Barnes Road and Nolensville Pike;
   g. 5' right of way along Nolensville Pike;
   h. 15' and 60' minimum setback; and,
   i. 40' X 90' water pump station easement,
   all as shown on survey prepared by Tony Reasons II, TN RLS #1665, The Reasons Company, 2205 Grace point
   Court, Franklin, TN 37067, dated 12/31/2018 and last revised _____ and designated as 20181405-1
   ("Survey").

3. Easement of record in Book 4656, Page 389, as amended by Amendment of Easement of record in Book 7898. Page 723, Register's Office for Davidson County, Tennessee, as shown on Survey.

4. Survey performed by Tony Reasons II, TN RLS #1665, The Reasons Company, 2205 Grace point Court, Franklin, TN 37067, dated 12/31/2018 and last revised _____ and designated as 20181405-1, reflects the following:

   a) Paving and/or parking spaces over portions of the 15 foot utility easements throughout;
   b) paving over a portion of the 40 x 90 Utility Easement located in the northwest corner;
   c) approximate location of street right-of-way change; and,
   d) parking and paving within the 50' private utility and private ingress and egress easement.

5. County of Davidson taxes for the year 2019 and subsequent years, a lien not yet due or payable.

STATE OF Virginia

COUNTY OF Arlington

The actual consideration or value, whichever is greater, for this transfer is $17,000,000.

FDS NOLENSVILLE, LLC, a Delaware limited liability company

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2019.

Notary Public

My Commission expires: 12/31/21

TODD ROLAND SHAFFER
NOTARY PUBLIC
REG. # 7757249
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2021

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY