THIS INSTRUMENT
PREPARED BY:

Morris, Manning & Martin, LLP
Attn: Mark A. Block, Esq.
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326

RETURN TO:

Nashville TN I SGF, LLC
c/o Boyd Watterson Asset Management
Attn: Kathleen Herrin
One N. Wacker Dr., Suite 4025
Chicago, IL 60606

Karen Johnson Davidson County
Batch# 223653 DEEDWARRSP
04/30/2019 08:45:30 AM 8 pgs
Fees: $43.00 Taxes: $133,200.00
20190430-0039642

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 24th day of April, 2019, by and between ALBANY ROAD-METROCENTER PLAZA LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") and NASHVILLE TN I SGF, LLC, a Delaware limited liability company having a mailing address of c/o Boyd Watterson Asset Management, One N. Wacker Dr., Suite 4025, Chicago, Illinois 60606, Attn: Hugh Nisbet (hereinafter referred to as "Grantee"),

**W I T N E S S E T H:**

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Memphis, County of Davidson, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This is the same property conveyed to the Grantor by Warranty Deed recorded under Register's No.20181101-0108314 in the Register's Office of Davidson County, Tennessee and being further identified as Parcel I.D. Number 070 – 16 – 0 020.00.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever. Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by or through or under Grantor but not further or otherwise.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for 2019 real property taxes which are not yet due and payable and those matters described in Exhibit B attached hereto and made a part hereof.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their gender and number according to the context of this instrument.

[Signature appears on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

**ALBANY ROAD-METROCENTER PLAZA LLC,**
a Delaware limited liability company

By: Albany Road REF II Property Manager LLC,
a Delaware limited liability company,
its Manager

By: Chris Knisley
Name: Christopher J. Knisley
Title: President

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, Toni Ellegood, a Notary Public in and for said county and state, Christopher J. Knisley, President of Albany Road REF II Property Manager LLC, a Delaware limited liability company, which is the manager of Albany Road-MetroCenter Plaza LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is an officer of Albany Road REF II Property Manager LLC, the manager of Albany Road-MetroCenter Plaza LLC, and who further acknowledged that he/she is authorized by Declarant to execute this instrument on behalf of Declarant.

Witness my hand at office in Boston, Massachusetts this 17 day of April, 2019.

Toni Ellegood
Notary Public

My commission expires: 8/16/2024

(NOTARY SEAL)



TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

IMPROVED PROPERTY KNOWN AS:
PROPERTY ADDRESS:

200 Athens Way
Nashville, TN 37228

Parcel I.D. No. 070 – 16 – 0 020.00

MAIL TAX BILLS TO:

Nashville TN I SGF, LLC
c/o Boyd Watterson Asset Management
Attn: Kathleen Herrin
One N. Wacker Dr., Suite 4025
Chicago, IL 60606

| | |
|---|---|
| State Tax | $ |
| Register's Fee | $1.00 |
| Data Processing | $2.00 |
| Recording Fee | $ |
| Total | $ |

## OATH OF CONSIDERATION

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**NASHVILLE TN I SGF, LLC,**
a Delaware limited liability company

By: _____
Name: Hugh Nisbet
Title: Authorized Signatory

Subscribed and sworn to before me this 24th day of APRIL, 2019.

_____
Notary Public

Commission Expires: 7/11/20

CYNTHIA TURNBOW
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 11, 2020

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, being a Tract of Land known as Lot 2, Tract 9, more particularly described on a plat entitled "Section Nineteen, Resubdivision of Part of Block D, Section No. 1, Book 4675, Page 48, Sheet 1 of 2, Metro Center, Tract 9" recorded among the land records of Davidson County, Tennessee, in Plat Book 5800, Page 341 on December 22, 1983, to which plat reference is hereby made for a more complete and accurate description.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2019, which are not yet due and payable.
2. Provisions of applicable zoning ordinances.
3. All easements, restrictions, and all matters of record.
4. All rights of tenants, as tenants only, with no rights of first refusal or options to purchase.
5. All matters disclosed by a survey prepared by Michael F. Feldbusch, RLS No. 1882, U.S. Surveyor, Job No. SS53491.DWG_KW, dated April 8, 2019, last revised April 18, 2019.

# True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

