BILL GARRETT, Davidson County
Trans:T20170034228 DEEDWARR
Recvd: 04/24/17 10:54 7 pgs
Fees:38.00 Taxes:22200.00
20170424-0039839

FROM: Colonial Pipeline Company
TO: CH Realty VII-DRG Nashville Interchange Center, L.L.C.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
CH Realty VII-DRG Nashville Interchange Center, L.L.C. 3200 West End Avenue, Suite 565 Nashville, Tennessee 37203 Attn: James M. Love II	(Same)	Map 175 Parcel 194

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2017.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

Notary Public
My Comm. Expires: 7-2-2018

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Colonial Pipeline Company, a Delaware corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CH Realty VII-DRG Nashville Interchange Center, L.L.C., a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by reference for a complete Legal Description.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Property taxes for 2018, and subsequent years.

2. Matters shown on the Logistics Way Right-of-Way Dedication Plan of record as Instrument No. 20000810-0079247, said Register's Office.

3. Retained Access Easement and Termination of Existing Easement of record as Instrument No. 20000811-0079815, said Register's Office.

4. Easement set forth in the Termination and Relocation of Easement of record as Instrument No. 20000811-0079814, said Register's Office, as amended by Amendment to Termination and Relocation of Easement and Quitclaim Deed of record as Instrument No. 20020212-0018625, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 11661, page 623, said Register's Office.

6. Easement of record in Book 4435, page 56, said Register's Office.

7. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters disclosed on the survey prepared by Benny M. Cantrell, RLS No. 1638, Nashville, TN dated 3/29/17, Job No. 0329201701: encroachment of gas line utility (gas pressure check station); fence encroachment; utility and drainage lines; with poles, meters, valves and other appurtenances; streams and wet weather conveyances.

This is unimproved property located at 12575 Old Hickory Boulevard, Antioch, Tennessee 37011.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS its hand this 18th day of April, 2017.

COLONIAL PIPELINE COMPANY, a Delaware corporation

By: _____
Name: John W. Somerhalder II
Title: President & CEO

STATE OF Georgia)
COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Somerhalder II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be President & CFO of Colonial Pipeline Company, the within named bargainor, a Delaware corporation, and that he as such President - CFO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President & CFO.

Witness my hand and seal, at office in Alpharetta, Georgia, this the 18th day of April, 2017.

Elizabeth Steverson
NOTARY PUBLIC

My Commission Expires: April 1, 2018

ELIZABETH STEVERSON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 1, 2018

Exhibit A

Legal Description

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the Westerly property line of the property of Charles W. Hawkins, III, Trustee, as of record in Instrument Number 20000811-0079816, at the Register's Office for Davidson County, Tennessee, and the Southerly right-of-way line of Murfreesboro Pike, 94 feet in width:

Thence leaving the Southerly right-of-way line of Murfreesboro Pike with the Westerly property line of Charles W. Hawkins, III, Trustee, South 47 DEG 44 MIN 29 SEC West, 400.93 feet to an existing iron rod;

Thence with the Southerly property line of Charles Hawkins, III, Trustee, South 42 DEG 21 MIN 09 SEC East, 110.05 feet to an existing iron rod at a corner common with the property of Fedex Freight East, as of record in Instrument Number 20030328-0041192, at the Register's Office for Davidson County, Tennessee:

Thence with the Westerly property line of Fedex Freight East South 47 DEG 44 MIN 04 SEC West, 250.86 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 427.66 feet, the radius of which is 620.00 feet, the central angle of which is 39 DEG 31 MIN 17 SEC, the chord of which is South 27 DEG 58 MIN 26 SEC West, 419.23 feet to an existing iron rod;

Thence South 08 DEG 12 MIN 47 SEC West, 115.87 feet to an existing iron rod;

Thence North 81 DEG 52 MIN 37 SEC West, 378.32 feet to an existing iron rod:

Thence North 52 DEG 42 MIN 01 SEC West, 191.54 feet to an existing iron rod;

Thence North 82 DEG 54 MIN 40 SEC West, 452.99 feet to an existing iron rod:

Thence South 10 DEG 33 MIN 26 SEC West, 990.19 feet to an existing iron rod;

Thence South 05 DEG 18 MIN 00 SEC West, 162.78 feet to an existing iron rod;

Thence South 00 DEG 39 MIN 12 SEC East, 116.66 feet to an existing iron rod;

Thence South 05 DEG 10 MIN 49 SEC West, 1051.54 feet to an existing iron rod;

Thence South 08 DEG 50 MIN 29 SEC West, 36.02 feet to an existing iron rod at a corner common with the property of Fedex Freight East of record in Instrument Number 20030328-

0041192, in the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of said Fedex Freight East, North 18 DEG 30 MIN 34 SEC West, 888.78 feet to an existing iron rod in the terminus of proposed Logistics Way;

Thence with the Northerly right-of-way line of proposed Logistics Way, along a curve to the left, with an arc length of 65.99 feet, the radius of which is 60.00 feet, the central angle of which is 63 DEG 00 MIN 43 SEC, the chord of which is North 50 DEG 00 MIN 56 SEC West, 62.71 feet to an existing iron rod;

Thence North 81 DEG 31 MIN 18 SEC West, 606.20 feet to an existing iron rod;

Thence along a curve to the right, with an arc length of 489.88 feet, the radius of which is 1878.09 feet, the central angle of which is 14 DEG 56 MIN 42 SEC, the chord of which is North 74 DEG 02 MIN 57 SEC West, 488.49 feet to an existing iron rod;

Thence North 66 DEG 34 MIN 36 SEC West, 1103.09 feet to an existing iron rod in the Easterly right-of-way line of Old Hickory Boulevard, width varies;

Thence leaving the Northerly right-of-way line of proposed Logistics Way with the Easterly right-of-way line of Old Hickory Boulevard, North 23 DEG 25 MIN 24 SEC East, 15.00 feet to an existing iron rod;

Thence North 41 DEG 51 MIN 34 SEC West, 17.27 feet to an existing iron rod;

Thence North 07 DEG 33 MIN 32 SEC West, 84.80 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 155.91 feet, the radius of which is 1954.86 feet, the central angle of which is 04 DEG 34 MIN 11 SEC, the chord of which is North 17 DEG 18 MIN 57 SEC East, 155.87 feet to an existing iron rod at a corner common with the property of Saeed Sassan, as of record in Instrument Number 20020110-0004286, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Easterly right-of-way line of Old Hickory Boulevard with the Southerly property line of Saeed Sassan, South 83 DEG 00 MIN 16 SEC East, 430.27 feet to an existing iron rod;

Thence with the Easterly property line of Saeed Sassan and the Easterly property line of the property of Stoney R. & June Hunter Trs, as of record in Instrument 20021011-0124846, at the Register's Office for Davidson County, Tennessee, North 11 DEG 05 MIN 06 SEC East, 494.03 feet to an existing iron rod;

Thence with the Northerly property line of Stoney R. & June Hunter Trs, North 82 DEG 08 MIN 49 SEC West, 426.58 feet to an existing concrete monument in the Easterly right-of-way line of said Old Hickory Boulevard;

Thence with the Easterly right-of-way line of Old Hickory Boulevard, North 11 DEG 02 MIN 07 SEC East, 152.60 feet to an existing iron rod at a corner common with the property of Superior Investments of record in Instrument Number 20030501-0058220, at the Register's Office for Davidson County, Tennessee:

Thence leaving the Easterly right-of-way line of Old Hickory Boulevard with the Southerly property line of Superior Investments, South 82 DEG 01 MIN 58 SEC East, 1095.19 feet to an existing iron rod in the Southerly property line of Michael R. & Betty J. Johnson of record in Instrument Number 20030708-0093526, in the Register's Office for Davidson County, Tennessee;

Thence South 77 DEG 38 MIN 46 SEC East, 183.03 feet to an existing iron rod;

Thence with the Easterly right-of-way line of Johnson, North 20 DEG 15 MIN 58 SEC East, 263.49 feet to an existing iron rod;

Thence North 08 DEG 59 MIN 32 SEC East, 634.52 feet to an existing iron rod in the Southerly right-of-way line of Old Hickory Boulevard, 45 feet in width;

Thence with the Southerly right-of-way line of Old Hickory Boulevard, South 68 DEG 54 MIN 27 SEC East, 118.00 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 157.92 feet, the radius of which is 205.88 feet, the central angle of which is 43 DEG 56 MIN 52 SEC, the chord of which is North 89 DEG 07 MIN 29 SEC East, 154.07 feet to an existing iron rod;

Thence North 67 DEG 09 MIN 04 SEC East, 430.41 feet to an existing iron rod;

Thence along a curve to the left, with an arc length of 155.72 feet, the radius of which is 218.38 feet, the central angle of which is 40 DEG 51 MIN 20 SEC, the chord of which is North 46 DEG 43 MIN 24 SEC East, 152.44 feet to an existing iron rod at a corner common with the property of Mt. View Baptist Church, as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Southerly right-of-way line of Old Hickory Boulevard with the Southerly property line of Mt. View Baptist Church, South 63 DEG 42 MIN 17 SEC East, 2.89 feet to an existing iron rod;

Thence South 08 DEG 31 MIN 03 SEC East, 24.47 feet to an existing iron rod;

Thence South 47 DEG 18 MIN 42 SEC East, 19.82 feet to an existing iron rod;

Thence South 80 DEG 12 MIN 28 SEC East, 339.12 feet to an existing iron rod;

Thence South 82 DEG 17 MIN 00 SEC East, 481.52 feet to an existing iron rod at a corner common with the property of Joyce W. Pollock, et ux., as of record in Deed Book 4933, Page 82,

at the Register's Office for Davidson County, Tennessee:

Thence with the Southerly property line of Joyce W. Pollock, et ux., South 31 DEG 36 MIN 22 SEC East, 65.55 feet to an existing iron rod;

Thence South 37 DEG 59 MIN 11 SEC East, 109.43 feet to an existing iron rod;

Thence South 23 DEG 39 MIN 41 SEC East, 96.96 feet to an existing iron rod;

Thence South 14 DEG 55 MIN 04 SEC West, 50.66 feet to an existing iron rod:

Thence South 39 DEG 53 MIN 59 SEC East, 101.33 feet to an existing iron rod at a corner common with the property of Joyce W. Pollock, et ux., as of record in Deed Book 4933, Page 84, at the Register's Office for Davidson County, Tennessee;

Thence with the Southerly property line of Joyce W. Pollock, et ux., South 62 DEG 02 MIN 23 SEC east, 111.39 feet to an existing iron rod;

Thence with the Easterly property line of Joyce W. Pollock, et ux., North 65 DEG 17 MIN 41 SEC East, 680.08 feet to an existing iron rod;

Thence North 77 DEG 04 MIN 44 SEC East, 184.88 feet to the point of beginning. Containing 5,148,257 square feet (118.188 acres more or less).

Being the same property conveyed to Colonial Pipeline Company, a Delaware corporation, by Special Warranty Deed from CNF Properties, Inc., a Delaware corporation, of record as Instrument No. 20020809-0096408, Register's Office for Davidson County, Tennessee.

Together with the non-exclusive access easement appurtenant to said land established by the Quitclaim Deed, Retained Access Easement and Termination of Existing Easement, of record as Instrument No. 20000811-0079815, said Register's Office.