Bill Garrett Davidson County
Batch# 383 DEEDWARRSP
09/12/2017 12:32:08 PM 8 pgs
Fees: $43.00 Taxes: $104,710.00
20170912-0093303

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sheds of Nashville LP PO Box 2087 725 Conshohocken Road Bala Cynwyd, PA 19004	09211009000 09211009200	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **2200 CHARLOTTE AVENUE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SHEDS OF NASHVILLE LP,** a Delaware limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2200, 2204, 2208, 2212 and 2300 Charlotte Avenue in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $28,300,000.00*

Affiant Lisa Farmer

Subscribed and sworn to before me this the 7th *day of* September *20*17

Notary Public Brina Mathis

My commission expires: 4-21-2020
(Affix Seal)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Deed on the ____ day of September, 2017.

2200 CHARLOTTE AVENUE, LLC,
a Tennessee limited liability company

By: _____
John T. Phair, President

Date: September _, 2017

STATE OF INDIANA
COUNTY OF ST. JOSEPH

Personally appeared before me, a notary public of the state and county aforementioned, John T. Phair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the President of 2200 Charlotte Avenue, LLC, the maker or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of September, 2017.

AMANDA K DOMALEWSKI
Notary Public - Seal
State of Indiana
St Joseph County
My Commission Expires Apr 29, 2022

[SEAL]

Amanda K Domalewski
NOTARY PUBLIC
Printed Name: Amanda K. Domalewski
A Resident of St. Joseph County
My Commission Expires: 04-29-22

EXHIBIT A

Description of Property

TRACT I

A TRACT OF LAND LYING ON THE NORTH MARGIN OF CHARLOTTE AVENUE AND THE WEST MARGIN OF 23RD AVENUE NORTH, SAID TRACT BEING LOTS 44, 45, 46, 47, 48, AND 49, AND A 12 FOOT ALLEY AS SHOWN ON THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PROPERTY, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 332, PAGE 13, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID ALLEY BEING FORMERLY KNOWN AS ALLEY NO. 925 ON THE OFFICIAL STREET MAP OF THE CITY OF NASHVILLE WHICH WAS CLOSED AUGUST 2, 1960 BY COUNCIL BILL NO. 60-119, AND MORE FULLY DESCRIBED ACCORDING TO A SURVEY BY JESSEE E. WALKER, TENNESSEE REGISTERED LAND SURVEYOR # 1486, DATED JULY 9, 2008, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY INTERSECTION OF SAID CHARLOTTE AVENUE AND 23RD AVENUE NORTH, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 44;

(1) THENCE ALONG SAID MARGIN OF CHARLOTTE AVENUE, SOUTH 70° 39' 52" WEST, 323.70 FEET TO AN IRON PIN, BEING THE SOUTHEAST CORNER OF SAID LOT 49, AND THE SOUTHEAST CORNER OF THE STATE OF TENNESSEE PROPERTY, AS RECORDED IN DEED BOOK 3982, PAGE 270, OF SAID REGISTER'S OFFICE;

(2) THENCE LEAVING SAID MARGIN OF CHARLOTTE AVENUE, ALONG THE EAST LINE OF STATE'S PROPERTY, NORTH 03° 01' 47" WEST, 156.65 FEET TO AN IRON PIN THE NORTHWEST CORNER OF SAID LOT 49 AND THE SOUTHWEST CORNER OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION PROPERTY (T.D.O.T.), AS RECORDED IN DEED BOOK 999, PAGE 611 OF SAID REGISTER'S OFFICE;

(3) THENCE ALONG THE NORTH LINE OF SAID LOT 49 AND THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, NORTH 70° 39' 52" EAST, 13.53 FEET TO AN IRON PIN;

(4) THENCE CONTINUING ALONG SAID LINES NORTH 02° 39' 05" WEST, 12.68 FEET TO AN IRON PIN IN THE SOUTH UNE OF SAID T.D.O.T.'S PROPERTY, AND THE NORTHWEST CORNER OF SAID ALLEY;

(5) THENCE ALONG SAID LINE OF T.D.O.T.'S PROPERTY AND THE NORTH LINE OF SAID ALLEY, NORTH 70° 39' 52" EAST, 262.50 FEET TO AN IRON PIN ALONG SAID MARGIN OF 23RD AVENUE NORTH AND BEING THE SOUTHEAST CORNER OF SAID T.D.O.T.'S PROPERTY;

(6) THENCE ALONG SAID MARGIN OF 23RD AVENUE NORTH, SOUTH 19° 21' 07" EAST, 162.50 FEET TO THE POINT OF BEGINNING.

Also described according to a survey prepared by Jesse E. Walker, RLS No. 1486, Jesse Walker Engineering, Job No. 07140, dated March 11, 2016, as follows:

Being a Parcel of land in the 21ST Councilmanic of Davidson County, Tennessee, located on the north margin of Charlotte Avenue, and the west margin of 23rd Avenue North, and said parcel being lots 44, 45, 46, 47, 48, 49, and a 12 foot alley as shown of the plan of Burlington Heights Subdivision of Part of Elliston Plan as shown in Plat Book 332 Page 13 in the Register's Office for Davidson County, Tennessee (RODCT), and being shown as Parcel 092.00 on the Davidson County Tax Map 092-11, as evidenced in Instrument number 20080715-0072439, in the (RODCT), said Lot belonging to Charlotte 2300, LLC, and being more particularly described as follows:

BEGINNING at an iron pin located on the northerly margin of Charlotte Avenue and the westerly margin of 23rd Avenue North, said iron pin being the southeast corner of the property herein described, thence;

1) Along said margin of Charlotte Avenue, and along the southern fine of the property herein described, South 74 degrees 52 minutes 40 seconds West, a distance of 323.49 feet to an iron pin, said iron pin being the westernmost corner of the property herein described, and being on the northerly margin of Charlotte Avenue, and said iron pin being the southeast corner of the property belonging to CH Realty VI-LPC MF Nashville Charlotte, L.L.C, being shown as Parcel 398.00 on Davidson County tax map 092-11, as evidenced in the instrument 20140312-0020688, and being lot 1 of the final plat of LPC Charlotte, as evidenced in Instrument 20140910-0082698, thence;

2) Along the west line of the property herein described, and with the east line of the property of said Parcel 398.00, North 01 degrees 10 minutes 04 seconds East, a distance of 156.63 feet to an iron pin, said iron pin being an interior corner of parcel 398.00, thence;

3) Continuing along the line of Parcel 398.00, North 74 degrees 50 minutes 49 seconds East, a distance of 13.37 feet to an iron pin, thence;

4) Continuing along the line of Parcel 398.00, North 02 degrees 38 minutes 17 seconds East, a distance of 12.75 feet to an iron pin, thence;

5) Continuing along the line of Parcel 398.00, North 74 degrees 54 minutes 48 seconds East, a distance of 262.39 feet to an iron pin, said iron pin being on the margin of 23rd Avenue North, and said iron pin being the northeast corner of the property herein described, and being the southeast corner Parcel 398.00, thence;

6) With the west margin of 23rd Ave North and the east margin of the property herein described, South 15 degrees 05 minutes 27 seconds East, a distance of 162.33 feet to and iron pin, said iron pin being the point of BEGINNING, containing 1.11397 acres or 48528 square feet, more or less, according to a survey by Jesse E Walker, RLS, PE, dated February 22, 2016.

Being the same property conveyed to 2200 Charlotte Avenue, LLC, a Tennessee limited liability company by Special Warranty Deed recorded as Instrument No. 20160314-0024115 and Quitclaim Deed recorded as Instrument No. 20160314-0024116, Register's Office of Davidson County, Tennessee.

TRACT II

TOGETHER WITH EASEMENT RIGHTS BENEFITING THE LAND IN AND TO
(1) INGRESS/EGRESS DRIVEWAY EASEMENTS;
(2) PARKING EASEMENTS;
(3) EASEMENT FOR THE MAINTENANCE OF BUILDING;
(4) PEDESTRIAN ACCESS EASEMENT;
(5) TRASH REMOVAL EASEMENT; AND
(6) DRAINAGE PIPE EASEMENT;
ALL AS ESTABLISHED BY RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTR. NO. 201403120020689; AS AMENDED IN INSTR. NO. 201508310088107; AND AS AMENDED IN INSTR. NO. 201509030090030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III

PROPERTY LOCATED IN THE 21ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN, AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED: 12-06-11, AS FOLLOWS:

BEGINNING AT THE CORNER OF THE INTERSECTION OF THE MARGINS CHARLOTTE AVENUE AND 23RD AVENUE NORTH AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N: 664498.133, E: 1729766.777; THENCE WITH THE EAST MARGIN OF 23RD AVENUE NORTH N 15 DEGREES 04 MINUTES 42 SECONDS W A DISTANCE OF 394.78 FEET TO AN EXISTING RAILROAD SPOKE IN THE SOUTH MARGIN OF FELICIA STREET; THENCE WITH THE SOUTH MARGIN OF FELICIA STREET N 66 DEGREES 00 MINUTES 16 SECONDS E A DISTANCE OF 208.85 FEET TO A SET RAILROAD SPIKE; THENCE N 72 DEGREES 59 MINUTES 24 SECONDS E A DISTANCE OF 193.81 FEET TO AN EXISTING IRON ROD IN THE WEST MARGIN OF 22ND AVENUE NORTH; THENCE WITH THE WEST MARGIN OF 22ND AVENUE NORTH S 15 DEGREES 07 MINUTES 11 SECONDS E A DISTANCE OF 433.43 FEET TO A POINT IN THE NORTH MARGIN OF CHARLOTTE AVENUE; THENCE WITH THE MARGIN OF CHARLOTTE AVENUE S 74 DEGREES 53 MINUTES 05 SECONDS W A DISTANCE OF 400.34 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 168184 SQUARE FEET 3.86 ACRES.

BEING SHOWN AS LOTS NOS. 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43 ON THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PLAN AS OF RECORD IN BOOK 332, PAGE 13, REGISTERS OFFICE OF DAVIDSON COUNTY, TN. BEING FURTHER DESCRIBED AS THE SAME PROPERTIES DESCRIBED IN: BOOK 1535, PAGE 223, BOOK 838, PAGE 532; BOOK 638, PAGE 96; BOOK 576, PAGE 150, BOOK 581, PAGE 45; BOOK 567, PAGE 285; BOOK 1580, PAGE 10; BOOK 1580, PAGE 15; BOOK 1580, PAGE 11; BOOK 1580, PAGE 21; BOOK 1580, PAGE 29; BOOK 649, PAGE 42, AND BOOK 838, PAGE 530, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, AND BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THE STATE OF TENNESSEE TO 2200 CHARLOTTE AVENUE, LLC, OF RECORD AS INSTRUMENT NO. 20121005-0091631, SAID REGISTER'S OFFICE; AND FURTHER CONVEYED TO 2200

CHARLOTTE AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20121005-0091631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS DESCRIPTION INCLUDES THOSE PORTIONS OF ALLEYS NOS. 904 AND 925 CLOSED AND ABANDONED AS SET FORTH IN ORDINANCE NO. 49-229 OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF NASHVILLE.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2017, a lien not yet due and payable.

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. Easement to the City of Nashville of record in Book 2031, Page 187, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease by and between 2200 Charlotte Avenue, LLC, a Tennessee limited liability company, Lessor, and Starbucks Corporation, a Washington corporation, Lessee, dated March 1, 2016, of record as Instrument No. 20160511-0046701, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140114-0003726 and in Instrument No. 20160829-0090184, Register's Office for Davidson County, Tennessee.

6. Reciprocal Easement Agreement of record in Instrument No. 20140312-0020689, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Reciprocal Easement Agreement of record in Instrument No. 20150831-0088107 and in Instrument No. 20150903-0090030, said Register's Office.

7. Utility easements retained by the City of Nashville pursuant to Council Bill No. 60-119.