Bill Garrett Davidson County
Batch# 54262 DEEDWARRSP
02/02/2018 02:37:30 PM 6 pgs
Fees: $33.00 Taxes: $36,815.00
20180202-0010948

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Massman Industrial Nashville, LLC c/o Glen Una Management Company, Inc. 3701 Executive Center Drive, Suite 110 Austin, Texas 78731 Attn: Shaun Brannon	Map/Par. 09513000700	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, **660 MASSMAN DRIVE ASSOCIATES, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **MASSMAN INDUSTRIAL NASHVILLE, LLC,** a Delaware limited liability company (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 660 Massman Drive, 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 but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 30th day of January, 2018, to be effective as of February 2, 2018.

660 MASSMAN DRIVE ASSOCIATES, LLC,
a Tennessee limited liability company

By: _____
John T. Phair, President

Date: 1/30/2018

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ 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 660 Massman Drive Associates, LLC, Tennessee limited liability company, the Grantor or constituent of the Grantor, and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 30 day of January, 2018.

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: 04-29-2022

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

STATE OF CALIFORNIA }
COUNTY OF ~~SANTA CLARA~~ San Francisco }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,950,000.00.

AFFIANT

Massman Industrial Nashville, LLC
a Delaware limited liability company

By: _____
Name: Mark Levy
Its: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC

My Commission expires:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO
Subscribed and sworn to (or affirmed) before me on this 31 day of January, 2018 by Mark Levy

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

TONY STANIOTES
Commission # 2123462
Notary Public - California
San Francisco County
My Comm. Expires Sep 10, 2019

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Section Five, Metropolitan Industrial Park, as shown on plat of record in Plat Book 4060, page 68, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is also described as follows:

Being a parcel of land in Nashville First Civil District, Fifteenth Councilman District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Massman Drive and Appleton Drive, being Lot No. 6 as shown on the plan of Section Five, Metropolitan Industrial Park as of record in Book 4060, Page 68, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point of the southwesterly corner of the herein described parcel in the easterly margin of Appleton Drive;

THENCE, with said easterly right-of-way line N 27 degrees 58' W, 375.00 feet to a point;

THENCE, continuing with said right-of-way with a curve to the right 78.54 feet to a point in the southerly right-of-way line of Massman Drive, said curve having a central angle of 90 degrees 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of N 17 degrees 02' E, 70.71 feet;

THENCE, with said southerly right-of-way line N 62 degrees 02' E, 770.35 feet to a point;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Parsons Nashville by deed of record in Book 11645, Page 371, R.O.D.C., S 27 degrees 58' E, 431.41 feet to a point of the southeast corner of herein described parcel;

THENCE, with S&D Properties, LLC, of record in Book 10137, Page 757, R.O.D.C. and Associated Equipment Rental Company of record in Book 5991, Page 899, R.O.D.C., and a curve to the left 172.27 feet to a point, said curve having a central angle of 04 degrees 18' 23" a radius of 2,292.50 feet, a tangent of 86.18 feet, and a chord of S 64 degrees 11' 12" W, 172.23 feet;

THENCE, with SCI North Carolina, Limited Partnership of record in Book 9623, Page 990, R.O.D.C., and Nashville Rubber & Gasket Company, Inc. of record in Book 11436, Page 357, R.O.D.C., S 62 degrees 02' W, 648.20 feet to the Point of Beginning.

Containing 348,433 square feet or 8.00 acres, more or less.

Being the same property conveyed to 660 Massman Drive Associates, LLC, a Tennessee limited liability company, from Becker Properties, L.L.C., a Michigan limited liability company, by Warranty Deed of record in Instrument No. 200808050080583, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

LIST OF PERMITTED ENCUMBRANCES

1. All matters shown on plat of record in Plat Book 4060, Page 68, in the Register's Office of Davidson County, Tennessee.

2. Easements of record in Book 2017, Page 589, in the Register's Office for Davidson County, Tennessee.

3. Permanent easement contained in deed of record in Book 4217, Page 699, in the Register's Office for Davidson County, Tennessee.

4. Deeds of Conveyance to the Metropolitan Government of record in Book 4227, Page 739, and Book 4281, Page 113, in the Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 4254, Page 457, in the Register's Office for Davidson County, Tennessee.

6. Easements for L & N Railroad of record in Book 4376, Page 661, in the Register's Office for Davidson County, Tennessee.

7. Terms, conditions and provisions of Agreement of record in Book 6760, Page 399, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200811250115516, in the Register's Office for Davidson County, Tennessee.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200905200046228, in the Register's Office for Davidson County, Tennessee.

10. Rights of the Railroad Company to expand its right of way to its full charter width.

11. All matters shown on a survey of the Property, dated Azimuth Land Surveying (Clifford McGill, Registered Land Survey No. 2699), dated December 10, 2017, last revised January 31, 2018 (Job No. AZ476 - Bock & Clark Project No. 201704652-1).

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

