THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

Karen Y Johnson Davidson County
Batch# 142625 DEEDWARRSP
09/19/2018 09:40:30 AM 7 pgs
Fees: $38.00 Taxes: $46,250.00
20180919-0092788

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
SYLVAN SUPPLY OWNER, LP c/o FCP 5425 Wisconsin Avenue, Suite 202 Chevy Chase, Maryland 20815 Attention: Erik Weinberg	Same	091-16-163.00

THIS SPECIAL WARRANTY DEED is made this 18th day of September, 2018, by and between R. THOMAS PATTEN, an individual ("Grantor"), and SYLVAN SUPPLY OWNER, LP, a Delaware limited partnership ("Grantee").

WITNESSETH, that in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey in fee simple unto Grantee, its successors, heirs and assigns, all of its right, title and interest in certain land situate, lying, and being in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the buildings and improvements on such land, erected, made or being; and all and every rights-of-way, alleys, ways, waters, easements, privileges, appurtenances, and advantages, to the same belonging or pertaining to and all the estate, title, right, interest and claim, either at law or in equity, or otherwise, however, of the Grantor of, in, to or out of the said land and premises, and all right, title and interest of the Grantor in and to the land lying in the bed of any street, road or highway (open or proposed) in front of, adjoining or servicing the above-described real property, including condemnation awards or payments in lieu thereof as a result of a change of grade, alignment or access rights.

TO HAVE AND TO HOLD the land and premises above described, with the appurtenances, estate, title and interest thereto, together with the building and improvements erected thereon and all rights, privileges, appurtenances, easements and advantages belonging and pertaining to the use and benefit of the Grantee, its successors and assigns, in fee simple, forever.

AND Grantor covenants that he is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

[*signatures on following page*]

IN WITNESS WHEREOF, Grantor has duly executed this Deed under seal as of the date set forth above.

GRANTOR

R. THOMAS PATTEN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, R. Thomas Patten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of September, 2018.

Notary Public

My commission expires:

LAURA GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. NOV. 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this matter is $12,500,000.00.

Laci Tanner
Affiant Laci Tanner

Subscribed and sworn to before me,
this 18th day of September, 2018.

Jodean M. King
Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit "A"

Real Property Description

Land in Davidson County, Tennessee, more particularly described according to a survey by Dale and Associates, dated March 6, 1988, revised November 29, 1988, as follows:

Beginning at an iron pin at the intersection of the southerly margin of Charlotte Avenue and the westerly margin of the L & N Railroad Company right-of-way; thence, with the westerly margin of the L & N Railroad Company right-of-way with a curve to the right having a radius of 1,329.87 feet and an internal angle of 26° 27' 07" a length of 613.97 feet to an iron pin; thence, continuing with the westerly margin of the L & N Railroad Company right-of-way South 03° 21' 46" East a distance of 127.04 feet to an iron pin; thence leaving the L & N Railroad Company right-of-way South 83° 15' 00" West a distance of 479.68 feet to an iron pin in the easterly margin of 42nd Avenue North; thence, with the easterly margin of 42nd Avenue North, North 06° 31' 01" West a distance of 554.58 feet to an iron pin in the southerly margin of Metro Alley No. 1199; thence, with the southerly margin of Metro Alley No. 1199 North 83° 33' 19" East a distance of 175.44 feet to an iron pin; thence, North 06° 24' 37" West a distance of 175 feet to an iron pin in the southerly margin of Charlotte Avenue; thence, with the southerly margin of Charlotte Avenue North 83° 35' 23" East a distance of 210.35 feet to the point of beginning.

Being a portion of the property conveyed to R. Thomas Patten, an individual by Quitclaim Deed from Associated Warehouse Properties, II, of record in Instrument No. 20150814-0081917, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Easement for storm sewer of record in Book 1512, page 537, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer of record in Book 2746, page 284, Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewer and/or storm drainage of record in Book 4360, page 653, Register's Office for Davidson County, Tennessee.

5. Easements as set forth in Easements and Maintenance Agreement of record in Book 10639, page 777, Register's Office for Davidson County, Tennessee.

6. Rights reserved and easements retained pertaining to the closure of Park Avenue and Alley No. 1199 under the following:

   a. Ordinance 51-46
   b. Ordinance 44-120
   c. Ordinance O97-967.

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

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by G. Scott Carter, RLS No. 2391, Clint Elliott Survey on April 17, 2018, designated Project ID: Charlotte 4101:

- Fences outside the easterly and southerly boundaries of the Land
- Overhead utility lines crossing the southwesterly portion of the Land
- Building encroaching over a 15 foot storm and sanitary sewer easement
- Building encroaching over the easterly boundary of the Land
- Building encroaching over a 12 sanitary sewer line
- Building encroaching over the westerly boundary of the Land

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:

