1st

Karen Y Johnson Davidson County
Batch# 146394 DEEDWARRSP
09/28/2018 11:43:30 AM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20180928-0096285

| *Address New Owner as Follows:* | *Map/Parcel:* | *Send Tax Bills To:* |
|---|---|---|
| NF IV – VA NASHVILLE, LLC<br>2000 Monarch Tower<br>3424 Peachtree Road N.E.<br>Atlanta, Georgia 30326 | 092-14-B-008.00 | Same as New Owner |
| This instrument prepared by: Adam Fritcher, 8383 Preston Center Plaza Dr., 5th Floor, Dallas, Texas 75225 | | |

**SPECIAL WARRANTY DEED**

STATE OF TEXAS )
COUNTY OF DALLAS )

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

By: _____
Scott A. Dyche, Affiant

Subscribed and sworn to before me this 24th day of September, 2018.

R PAIGE LEISE
Notary Public, State of Texas
Comm. Expires 06-26-2021
Notary ID 10900420

_____
Notary Public

My Commission Expires: 06-26-2021

NASHCAM, L.P., a Tennessee limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto NF IV-VA NASHVILLE, LLC, a Delaware limited liability company ("Grantee") (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances,

together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 27 day of September, 2018.

**GRANTOR**:

NASHCAM, L.P.,
a Tennessee limited partnership

By: Cambridge 28, Inc.,
its General Partner

By:_____
Name: Scott A. Dyche
Title: Vice President and Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott A. Dyche, the Vice President and Secretary of Cambridge 28, Inc., a Tennessee corporation, the General Partner of NASHCAM, L.P., a Tennessee limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said partnership, and that he executed said instrument as the voluntary act of the said partnership, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 24th day of September, A.D., 20118.

(Seal)

R PAIGE LEISE
Notary Public, State of Texas
Comm. Expires 06-26-2021
Notary ID 10900420

_____,
Notary Public
(signature of Notary Public)
My Commission Expires: 06-26-2021

## EXHIBIT A

**Legal Description of Property**

Land in Davidson County, Tennessee, being Lot 8, on the Plan of Final Plat, Resubdivision of Lot 8, Resubdivision of Lots 1 through 5, oneC1TY Nashville, as shown on plat of record in Plat Instrument No. 201805150046180, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular property description.

The above property being conveyed to NASHCAM, L.P. of record in Instrument Nos. 20130830-0091817 and 20130830-0091818, said Register's Office.

## EXHIBIT B
### Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Easements retained in Metropolitan Council Ordinance BL2013-440 of the Metropolitan Government of Nashville and Davidson County.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131022-0109927, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20140626-0056197, amended in Instrument No. 20160720-0074605, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201805070043207, Register's Office for Davidson County, Tennessee and Second Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20180924-0094361, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171114-0116662, Register's Office for Davidson County, Tennessee.
6. Notice of Industrial or railroad use as set forth in Instrument No. 201806190058851, Register's Office for Davidson County, Tennessee.
7. The following matters shown on the Plan of record as Instrument No. 201805150046180, Register's Office of Davidson County, Tennessee:
    a. 10' maintenance and P.U.D.E.
    b. 20 x 20 NES Switch Easement
    c. Drainage Easement
    d. Public Utility Drainage & Access Easement
8. Parking Easement Agreement of record in Instrument No. 20180529-0051067, Register's Office for Davidson County, Tennessee.

After recording return to:
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, Tennessee 37067
Attn: Ashley Osgood

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX