Karen Johnson Davidson County
Batch# 201211 DEEDWARRSP
03/04/2019 08:05:30 AM 8 pgs
Fees: $43.00 Taxes: $23,217.50
20190304-0019104

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Titanville LL, LP c/o Innovatus Capital Partners, LLC 777 Third Avenue, 25th Floor New York, New York 11017	070160014.00	Titanville LL, LP c/o Innovatus Capital Partners, LLC 777 Third Avenue, 25th Floor New York, New York 11017
This instrument prepared by: Mayer Brown LLP 214 North Tyron Street, Suite 3800 Charlotte, NC 28202 ATTN: Jason E. Sito, Esq.		

SPECIAL WARRANTY DEED
44 Vantage Way, Nashville, Tennessee 37228
(LAND)

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 which are hereby acknowledged, TDC VANTAGE, LLC, a North Carolina limited liability company, as to a 83.89954% undivided interest; BEACH VANTAGE NASHVILLE, LLC, a Virginia limited liability company, as to a 12.70788% undivided interest; and VP INVESTMENTS, LLC, a Virginia limited liability company, as to a 3.39258% undivided interest, as tenants-in-common (herein collectively referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto TITANVILLE LL, LP, a Delaware limited partnership (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Land"), but expressly excluding all buildings, structures, fixtures and other improvements located on the Land (collectively, the "Improvements"):

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Vantage Way east of French Landing Drive, being Lot No. 6B as shown on the plan of MetroCenter Tract 6B, as of record in Book 5210, page 197, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of Vantage Way, said point being easterly 454.74 feet from the easterly right of way line of French Landing Drive; thence, leaving said right of way line with the easterly line of Lot No. 6A as shown on the Plan of MetroCenter, Tract 6A, as of record in Book 5190, page 305, Register's Office for Davidson County, Tennessee, N 13 deg. 02' 38" W, 50.00 feet to an iron pin; thence, continuing with said line N 03 deg. 35' 00" W, 361.79 feet to an iron pin in the southerly line of Lot No. 6C as shown on the Plan of MetroCenter, Tract 6C, as of record in Book 5190, page 491, said Register's Office; thence, with said line N 67 deg. 15' 47" E, 380.75 feet to an iron pin; thence, with easterly line of said Lot 6C, N 22 deg. 44' 13" W, 355.63 feet to an iron pin in the southerly line of Lot No. 7C as shown on the Plan of Section 15, MetroCenter, Tract 7C, as of record in Book 5190, page 490, said Register's Office; thence with said line N 83 deg. 50' 39" E, 214.94 feet to an iron pin in the westerly line of Lot No. 5B as shown of the Plan of MetroCenter, Tract 5B, as of record in Book 5190, page 42, said Register's Office; thence, with said

line and the westerly line of Lot No. 5A as shown on the Plan of MetroCenter, Tract 5A, as of record in Book 4715, page 70, said Register's Office, S 22 deg. 44' 13" E, 716.15 feet to a concrete monument in the northerly right of way line of Vantage Way; thence, with said right of way line S 67 deg. 15' 47" W, 350.53 feet to an iron pin; thence, continuing with said right of way line with a curve to the right 365.08 feet to the point of beginning, said curve having a central angle of 09 deg. 41' 35", a radius of 2,158.00 feet, a tangent of 182.98 feet and a chord of S 72 deg. 06' 34" W, 364.65 feet.

Being a portion of the property conveyed to TDC Vantage, LLC by deed of record in Instrument No. 20170410-0034645 in the Register's Office of Davidson County, Tennessee, a 16.10046% undivided interest in which TDC Vantage, LLC conveyed to Dilweg Capital, LLC by deed of record in Instrument No. 20171109-0115472, said Register's Office. Dilweg Capital, LLC further conveyed its interest in such property, granting a 12.70788% undivided interest in the property to Beach Vantage Nashville, LLC by deed of record in Instrument No. 20171109-0115480, said Register's Office, and a 3.39258% undivided interest in such property to VP Investments, LLC by deed of record in Instrument No. 20171109-0115481, said Register's Office.

TO HAVE AND TO HOLD the Land and the appurtenances thereunto, exclusive of the Improvements, belonging unto the said Grantee, its successors and assigns, in fee simple, forever, this conveyance being of the Land only and not of the Improvements located on the Land.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Land, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for those matters listed on Exhibit A hereto.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions referenced in the preceding paragraph.

[Signatures appear on following pages.]

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 939617

WITNESS this the 25 day of Feb, 2019.

GRANTOR:

TDC VANTAGE, LLC,
a North Carolina limited liability company

By: TDC Vantage Member, LLC,
a North Carolina limited liability company, its Sole Member

By: Dilweg Capital, LLC,
a North Carolina limited liability company, its Manager

(By: _____
Name: Jeffrey A. Benson
Title: President

STATE OF NORTH CAROLINA
CITY OF DURHAM

Personally appeared before me, NICOLE MATTHEWS, a Notary Public for the state and city aforesaid, Jeffrey A. Benson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Dilweg Capital, LLC, the Manager of TDC Vantage Member, LLC, the Sole Member of TDC Vantage, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 25 day of Feb, 2019.

Nicole Matthews
NOTARY PUBLIC
My Commission Expires: 12-6-19

NICOLE MATTHEWS Notary Public Wake County NORTH CAROLINA

(Grantor's Signatures continue on following page)

731410134.2

BEACH VANTAGE NASHVILLE, LLC,
a Virginia limited liability company

By: BEACH INVESTMENT CORPORATION,
a Virginia corporation, its sole member

By: Sandra Helms
Name: Sandra Helms
Title: President

STATE OF Virginia
CITY OF Virginia Beach

Personally appeared before me, Matthew Lighthart, a Notary Public for the state and city aforesaid, Sandra Helms, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Beach Investment Corp, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 26th day of February 2019.

NOTARY PUBLIC
My Commission Expires: 3/31/2021

MATTHEW MICHAEL LIGHTHART NOTARY PUBLIC MY COMMISSION NUMBER 7714767 COMMONWEALTH OF VIRGINIA

(Grantor's Signatures continue on following page)

VP INVESTMENTS, LLC,
a Virginia limited liability company

By: Bishard Development Corp., a Virginia corporation, its Manager

By: _____
Name: John K. Bishard
Title: VP

STATE OF Virginia
CITY OF Virginia Beach

Personally appeared before me, Melonie McHugh, a Notary Public for the state and city aforesaid, John Bishard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of VP Investments, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 21st day of February 2019.

Melonie McHugh
NOTARY PUBLIC
My Commission Expires: August 31, 2021

MELONIE MCHUGH
Notary Public
Commonwealth of Virginia
Registration No. 256255
My Commission Expires Aug 31, 2021

Exhibit A to Special Warranty Deed

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Zoning ordinances affecting the Land.

3. Leases affecting the Land and any renewals or extensions thereof executed and entered into by Grantor on or before the date hereof.

4. The following matters shown on that plat of record in Plat Book 5210, page 197, in the Register's Office for Davidson County, Tennessee:
    a. 10' utility and drainage easements along the western boundary;
    b. 15' utility and drainage easements along the northern and eastern boundaries; and
    c. 50' setback line along the southern boundary along Vantage Way.

5. Terms and provisions of Restrictive Covenants contained in instruments of record in Book 4784, Page 659, Book 5225, page 112, and Book 5225, page 120, in the Register's Office of Davidson County, Tennessee.

6. Easement of record in Book 6353, page 789, in the Register's Office of Davidson County, Tennessee.

7. Conditions and restrictions of record in Book 7487, page 952, as amended in Book 10602, page 499, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Lease of record in 201109120070660, in the Register's Office of Davidson County, Tennessee.

9. The following matter shown on that Survey dated February 1, 2019, last revised February 1, 2019, and certified on February 21, 2019, prepared by Blew & Associates, P.A. as Surveyor Job Number 18-5297 under the certification and seal of Bryan Shirley, PLS No. 2085:
    a. 6 signs inside the western boundary.

OATH OF CONSIDERATION

STATE OF NEW YORK
CITY OF NEW YORK

The actual consideration for this transfer is $6,275,000.

AFFIANT

Subscribed and sworn to before me, this 27th day of February, 2019.

NOTARY PUBLIC
My Commission Expires: March 24, 2022

JOSHUA RYAN LITTLE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02LI6299525
Qualified in Nassau County
Commission Expires March 24, 2022

True Copy Certification

I, Heather Townsend, 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 Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA