Karen Johnson Davidson County
Batch# 219257 DEEDWARRSP
04/17/2019 03:24:30 PM 8 pgs
Fees: $43.00 Taxes: $76,775.00
20190417-0035482

SPECIAL (LIMITED) WARRANTY DEED

THIS INDENTURE WITNESSETH that STERLING HAMPTON CHASE LLC, a Tennessee limited liability company ("Grantor"), GRANTS, BARGAINS, SELLS and CONVEYS to D.C.M HAMPTON, LLC, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the property described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon situated (the "Real Estate") and all right, title, and interest of Grantor in and to (a) adjacent streets, alley ways, and rights-of-way, (b) any adjacent strips and gores of real estate, and (c) all utility capacity, sanitary sewer, storm sewer, water and other utility rights thereto, on or under the Real Estate.

This conveyance is subject to:

1. The lien of nondelinquent real estate taxes and assessments, each of which Grantee assumes and agrees to pay;

2. All easements, restrictions, covenants, agreements and other matters of record and easements or claims of easements not shown on the public record;

3. All matters that would be disclosed by an accurate ALTA/ACSM Land Title survey of the Real Estate;

4. All applicable zoning, building, and land use laws, ordinances, rules and regulations; and

5. The rights of tenants under unrecorded leases.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

NCS - 941202 - Indy
2 of 5

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12th day of April, 2019.

STERLING HAMPTON CHASE LLC,
a Tennessee limited liability company

By: _____
Name: James A Swack
Title: Manager

Signature Page to Special (Limited) Warranty Deed

STATE OF Indiana)
) SS:
COUNTY OF St. Joseph)

Before me, a Notary Public in and for the State of Indiana, personally appeared Lance A. Swank, the Manager of Sterling Hampton Chase, LLC, a(n) Tennessee limited liability company who acknowledged the execution of the foregoing Special (Limited) Warranty Deed for and on behalf of said Company.

Witness my hand and Notarial Seal this 5 day of April, 2019.

Printed Name: Breea L Nunemaker
Notary Public Breea L Nunemaker

I am a resident of Marshall County, Indiana.
My commission expires:
4/21/2023

BREEA L NUNEMAKER
MY COMMISSION EXPIRES 4-21-2023
NOTARY SEAL PUBLIC
COMMISSION NO 666973
MARSHALL COUNTY, STATE OF INDIANA

12996955.2

Oath of Consideration:

State of Tennessee :

County of Davidson :

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $20,750,000.00.

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
D.C.M Hampton, LLC 600 Wilshire Boulevard, Suite 302 Los Angeles, California 90017	D.C.M Hampton, LLC 600 Wilshire Boulevard, Suite 302 Los Angeles, California 90017	135-000-284.00

Affiant, in his capacity as a Manager of Sterling Hampton Chase LLC

Sworn to and subscribed before me on this the 17 day of April, 2019.

Notary Public

My commission expires: 4/21/2023

BREEA L NUNEMAKER
NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES 4-21-2023
COMMISSION NO 656913
MARSHALL COUNTY, STATE OF INDIANA

13039257.1

Exhibit "A "

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING NASHBORO WEST, AS SHOWN ON THE PLAT OF NASHBORO WEST, OF RECORD IN BOOK 4675, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY MCCONNELL ENGINEERING, DATED NOVEMBER 9, 1981, REVISED JANUARY 10, 1982, REVISED JANUARY 14, 1982, AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MURFREESBORO ROAD AND NASHBORO BLVD; THENCE WITH THE CENTERLINE OF MURFREESBORO ROAD N 29° 17' 03" W 1426.68 FEET TO A POINT; THENCE N 60° 42' 57" E 50.00 FEET TO AN IRON PIN SITUATED IN THE EASTERLY MARGIN OF SAID MURFREESBORO ROAD; SAID IRON PIN BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAID IRON PIN ALSO BEING THE MOST NORTHWESTERLY CORNER OF THE GERALD B. FOWLER ETUX PROPERTY AS RECORDED IN BOOK 4221, PAGE 538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SAID MARGIN OF MURFREESBORO ROAD N 29° 17' 03" W 291.90 FEET TO A CONCRETE MONUMENT; SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE ANNIE ELIZABETH CARVER PROPERTY AS RECORDED IN BOOK 3343, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID MARGIN OF MURFREESBORO ROAD AND WITH ANNIE ELIZABETH CARVER'S SOUTHERLY LINE N 60° 52' 37" E 832.15 FEET TO AN IRON PIN; THENCE WITH THE EASTERLY LINE OF ANNIE ELIZABETH CARVER N 29 02' 31" W 103.83 FEET TO AN IRON PIN; SAID IRON PIN BEING SITUATED IN THE SOUTHERLY LINE OF THE SCOTT W. CARVER PROPERTY AS RECORDED IN BOOK 4323, PAGE 336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE ANNIE ELIZABETH CARVER PROPERTY AND WITH THE SCOTT W. CARVER SOUTHERLY LINE N 60° 50' 39" E 68.07 FEET TO AN IRON PIN; SAID PIN BEING SITUATED IN THE SOUTHERLY LINE OF THE ROBERT G. EXUM ETUX PROPERTY AS RECORDED IN BOOK 4013, PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SAID SCOTT W. CARVER PROPERTY AND WITH THE SAID SOUTHERLY LINE OF EXUM S 85° 01' 44" E 744.09 FEET TO AN IRON PIN; SAID IRON PIN BEING A COMMON CORNER OF THE NASHBORO VILLAGE ASSOC. PROPERTY AS RECORDED IN BOOK 4764, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (TRACT #5 - NASHBORO VILLAGE) AND THE 2154 TRADING CORPORATION PROPERTY AS OF RECORD IN BOOK 4981, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (TRACT #4 - PHASE #1, NASHBORO VILLAGE);

THENCE WITH THE WESTERLY LINE OF THE 2154 TRADING CORP. PROPERTY S 02° 34' 25" W 1127.53 FEET TO AN IRON PIN; SAID IRON PIN BEING SITUATED IN THE WESTERLY PROPERTY LINE OF TRACT #4 PHASE #2 OF NASHBORO VILLAGE (ALSO OWNED BY THE SAID 2154 TRADING CORP. AND RECORDED IN THE SAME BOOK 4981, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) SAID IRON PIN ALSO BEING THE NORTHEAST CORNER OF THE DALE PROPERTIES PROPERTY AS RECORDED IN BOOK 4674, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY LINE OF DALE PROPERTIES N 84° 36' 43" W 570.36 FEET TO AN IRON PIN; SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE ELIZABETH CARVER PROPERTY AS RECORDED IN BOOK 2993, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE DALE PROPERTIES PROPERTY AND WITH ELIZABETH CARVER'S EASTERLY LINE N 05° 29' 46" W 129.29 FEET TO AN IRON PIN; SAID IRON PIN BEING SITUATED IN THE SOUTHERLY LINE OF THE AFOREMENTIONED GERALD B. FOWLER ETUX PROPERTY; THENCE LEAVING ELIZABETH CARVER'S PROPERTY AND WITH FOWLER'S SOUTHERLY LINE S 84' 58' 32" E 50.80 FEET TO AN IRON PIN; THENCE WITH FOWLER'S EASTERLY LINE N 04° 50' 38" W 180.00 FEET TO AN IRON PIN; THENCE WITH FOWLER'S NORTHERLY LINE N 85° 15' 00" W 724.10 FEET TO AN IRON PIN; THENCE S 60° 42' 57" W 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 25.21 ACRES, MORE OR LESS.

ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, BEING NASHBORO WEST, AS SHOWN ON THE PLAT OF NASHBORO WEST, OF RECORD IN PLAT BOOK 4675, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY CRAWFORD & CUMMINGS, P.C., DATED SEPTEMBER 25, 2014, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY RIGHT-OF-WAY OF MURFREESBORO ROAD (100'), SAID ROD ALSO BEING THE NORTHWEST CORNER OF PROPERTY OWNED BY ANGELA J. AND ANGEL L. FOWLER, OF RECORD IN DEED BOOK 8210, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE;

THENCE, WITH SAID MARGIN OF MURFREESBORO ROAD, NORTH 25°54'14" WEST, A DISTANCE OF 291.79 FEET TO A CONCRETE MONUMENT (OLD); SAID MONUMENT BEING THE SOUTHWEST CORNER OF 2156 ASSOCIATES, LTD PROPERTY AS RECORDED IN BOOK 7376, PAGE 206, R.O.D.C., TENNESSEE;

THENCE, LEAVING THE SAID MARGIN OF MURFREESBORO ROAD AND WITH 2156 ASSOCIATES, LTD SOUTHERLY LINE NORTH 64°17'33" EAST, A DISTANCE OF 833.70 FEET TO AN IRON ROD (OLD);

THENCE, WITH THE EASTERLY LINE OF 2156 ASSOCIATES, LTD, NORTH 26°34'08" WEST, 103.42 FEET TO AN IRON ROD (OLD); SAID IRON ROD BEING SITUATED IN THE SOUTHERLY LINE OF THE MITCHELL WHITSON AND JAMES U. RUST IV PROPERTY AS RECORDED BY INSTRUMENT #20041103-0132643, R.O.D.C., TENNESSEE;

THENCE, LEAVING THE 2156 ASSOCIATES, LTD PROPERTY AND WITH THE WHITSON AND RUST SOUTHERLY LINE, NORTH 64°19'07" EAST, 68.07 FEET TO AN IRON ROD (OLD);

THENCE, WITH THE SOUTHERLY LINE OF WHITSON AND RUST AND WDOP SUB 1 LP RECORDED BY INSTRUMENT #20000301-0020308, R.O.D.C., TENNESSEE, SOUTH 81°33'16" EAST, 744.04 FEET TO AN IRON ROD (OLD);

THENCE, WITH THE WESTERLY LINE OF WDOP SUB 1 LP AND DAVID J. WAYNICK RECORDED BY INSTRUMENT #20100524-0039870, R.O.D.C., TENNESSEE PROPERTY SOUTH 06°00'52" WEST, 1126.32 FEET TO AN IRON ROD (OLD); SAID IRON ROD BEING SITUATED IN THE WESTERLY PROPERTY LINE OF TRACT 4-B REVISION #2 OF TRACT #4 OF NASHBORO VILLAGE, RECORDED IN PLAT BOOK 4660, PAGE 125, R.O.D.C., TENNESSEE, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE BRE THRONE NASHBORO VILLAGE, LLC PROPERTY AS RECORDED BY INSTRUMENT #20120801-0067791, R.O.D.C., TENNESSEE;

THENCE, WITH THE NORTHERLY LINE OF BRE THRONE PROPERTY NORTH 81°15'15" WEST, 570.36 FEET TO AN IRON ROD (OLD); SAID IRON ROD BEING THE SOUTHEAST CORNER OF ANGELA J. AND ANGEL L. FOWLER, OF RECORD IN DEED BOOK 8210, PAGE 259, R.O.D.C., TENNESSEE;

THENCE, LEAVING THE BRE THRONE PROPERTY AND WITH FLOWER'S EASTERLY LINE NORTH 02°08'15" WEST, 129.29 FEET TO AN IRON ROD (OLD); SAID IRON ROD BEING NORTHEASTERLY PROPERTY CORNER;

THENCE, SOUTHERLY LINE OF ANGELA J. AND ANGEL L. FOWLER, OF RECORD IN DEED BOOK 8210, PAGE 261, R.O.D.C., TENNESSEE, SOUTH 81°37'01" EAST, 50.80 FEET TO AN IRON ROD (OLD);

THENCE, WITH FOWLER'S EASTERLY LINE NORTH 01°82'54" WEST, 180.00 FEET TO AN IRON ROD (OLD);
THENCE, WITH FOWLER'S NORTHERLY LINE NORTH 81°47'27" WEST, 723.57 FEET TO AN IRON ROD (OLD);
THENCE, SOUTH 64°23'12" WEST, 19.59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING1,097,650 SQUARE FEET OR 25.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STERLING HAMPTON CHASE, LLC, A TENNESSEE LIMITED

LIABILITY COMPANY, BY DEED FROM NASHBORO WEST ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201411240107858, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jeff Wainscott, 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.

Jeff Wainscott
Signature

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Andrew Eyster
Notary's Signature

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL STATE OF INDIANA

ANDREW EYSTER
My Commission Expires
August 20, 2025
Commission Number 704304
Morgan County