SPECIAL WARRANTY DEED

FROM:

LRF1 NASHVILLE LOGISTICS 1 LLC, a Delaware limited liability company,
Grantor

This instrument was prepared by and should be returned to:

Stinson LLP
7700 Forsyth Blvd., Suite 1100
St. Louis, MO 63105
Attn: Robert Harry

TO:

OLP NASHVILLE TN LLC, a Delaware limited liability company
Grantee

Karen Johnson Davidson County
Batch# 236933 DEEDWARRSP
05/31/2019 10:01:30 AM 7 pgs
Fees: $38.00 Taxes: $29,600.00
20190531-0051778

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers:
OLP NASHVILLE TN LLC 60 Cutter Mill Road, Ste. 303 Great Neck, NY 11021	OLP NASHVILLE TN LLC 60 Cutter Mill Road, Ste. 303 Great Neck, NY 11021	106 00 0 036.00

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF SUFFOLK)

The actual consideration or value, whichever is greater, for this transfer is Eight Million and No/100 Dollars ($8,000,000.00).

Affiant - ROBERT A. PROVOST III

SUBSCRIBED AND SWORN TO before me, this the 29 day of May, 2019.

THOMAS J. FLINN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 09, 2024

Notary Public

My Commission Expires: 8/9/24

FOR AND IN CONSIDERATION OF the sum of EIGHT MILLION and No/100 Dollars ($8,000,000.00), the receipt and sufficiency of which are hereby acknowledged, LRF1 NASHVILLE LOGISTICS 1 LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto OLP NASHVILLE TN LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows ("Property"):

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike, on the southeast by the Metropolitan Industrial Park spur of the L & N Railroad, and located generally west of Mill Creek and east of Spence Lane, more particularly described as follows:

Beginning at a point on the southerly right-of-way of Elm Hill Pike, as widened, 530 feet more or less, west of said right-of-way intersection with the center-line of said L & N Railroad; thence, leaving the southerly right-of-way of Elm Hill Pike, South 50 degrees 59' East 304.08 feet to a point on the northwesterly right-of-way of L & N Railroad, 30 feet from the centerline of said railroad track; thence, in a southwesterly direction, 30 feet northwesterly from and parallel to the centerline of said railroad track and along a curve to the right having a radius of 3,789.83 feet and a central angle of 05 degrees 47' 59", a distance of 383.62 feet to a point; thence, continuing 30 feet northwesterly from and parallel to the centerline of said railroad track, South 45 degrees, 19' 42" West 188.24 feet to a point; thence, leaving said railroad, North 50 degrees 59' West 307.79 feet to a point; thence, North 39 degrees 01' East 280.00 feet to a point; thence, North 13 degrees 28' 04" West 139.08 feet to a point on the south right-of-way of Elm Hill Pike; thence, along said margin of Elm Hill Pike, North 76 degrees 31' 56" East 258.69 feet to the point of beginning, containing 4.64 acres, more or less.

Being the same property conveyed to LRF1 Nashville Logistics 1 LLC, a Delaware limited liability company by deed of record in Instrument No. 20171023-0108059, in the Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to the Permitted Exceptions particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its, successors and assigns forever.

Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor covenants and binds Grantor, its, successors and assigns to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

(Signature Page Follows)

Witness my hand this 30TH day of MAY, 2019.

GRANTOR:

LRF1 NASHVILLE LOGISTICS 1 LLC, a Delaware limited liability company

By: _____
Name: Robert A. Provost III
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)

Before me, Thomas J Flinn, a Notary Public of said County and State, personally appeared Robert A. Provost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized signatory (or other officer authorized to execute the instrument) of LRF1 NASHVILLE LOGISTICS 1 LLC, a Delaware limited liability company, the within named bargainor, and that he as such authorized signatory executed the foregoing instrument for the purposes therein contained, by signing the name of LRF1 NASHVILLE LOGISTICS 1 LLC by himself as authorized signatory.

Witness my hand and seal, at in Suffolk County, Massachusetts this 29 day of May, 2019.

THOMAS J. FLINN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 09, 2024

Notary Public

My Commission Expires: 8/9/24

EXHIBIT A

Permitted Exceptions

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

2. Rights of the following tenants, as tenants only, pursuant to unrecorded leases at the property:

(a) Metro Carpets, LLC; and
(b) Zwanenberg Food Group (USA), Inc.

3. Easement as granted to Metropolitan Government of Nashville and Davidson County, Tennessee in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded April 12, 1978 in Book 5272, Page 369, in the Register's Office of Davidson County, Tennessee.

4. Ingress and egress easement and license for incidental access as set forth in that certain Easement Agreement, by and between James W. Ayers and Charles Edward McCabe, of record in Book 10188, Page 271, in the Register's Office of Davidson County, Tennessee.

5. Matters disclosed by ALTA/NSPS survey prepared by Clifford McGill, RLS 2699, of Azimuth Land Surveying of Bock & Clark Corporation an NV5 Company, dated May 4, 2019, last revised May 16, 2019, under Job No. AZ605 / Bock & Clark NSN Project No. 201901896-00.

6. Existing building, zoning and other applicable laws.

I, Ryan Gregory, do hereby make an 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.

Ryan Gregory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, Monique Saxbury, a notary public for this county and state, Ryan Gregory, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Monique Saxbury

My Commission Expires: 4/27/2024
Commission #

