Karen Johnson Davidson County
Batch# 246469 DEEDWARRSP
06/21/2019 08:04:17 AM 9 pgs
Fees: $48.00 Taxes: $375,559.25
20190621-0059832

This Instrument Prepared By:

Siobhan C. Murphy, Esq.
Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
CPUS Gossett, LP c/o CBRE Global Investors, LLC 800 Boylston Street, Suite 2800 Boston, Massachusetts 02199	CPUS Gossett, LP c/o CBRE Global Investors, LLC 800 Boylston Street, Suite 2800 Boston, Massachusetts 02199
Map & Parcel No.: 093-09-0-071.00, 093-09-0-072.00, 093-09-0-073.00, 093-09-0-074.00, 093-09-0-075.00, 093-09-0-076.00, 093-09-0-077.00, 093-09-0-078.00 and 093-09-0-079.00	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **PSREG CHURCH STREET OWNER, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **CPUS GOSSETT, LP**, a Delaware limited partnership ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (the "**Property**").

The Property is improved property located at 1201 Church Street, Nashville, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[*No further text on this page*]

Executed as of the 20 day of June, 2019.

GRANTOR:

PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability company

By: PSREG Church Street Venture, LLC, a Delaware limited liability company, its sole member

By: PSREG Church Street, LLC, a Georgia limited liability company, its Administrative Member

By: Pollack Shores Real Estate Group, LLC, a Georgia limited liability company, its Manager

By: _____
Name: Michael Blair
Title: Authorized Signatory

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, Heather Peppers, Notary Public, Michael Blair 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 acting in his capacity as Pollack Shores Real Estate Group, LLC, a Georgia limited liability company, and that he is authorized by said limited liability companies to execute this instrument on behalf of PSREG Church Street Owner, LLC, a Delaware limited liability company.

WITNESS my hand, at office, this 17 day of June, 2019.



_____
Notary Public
My Commission Expires: 4-10-22

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is $101,502,500.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2019.

Notary Public
My Commission Expires: June 19, 2022

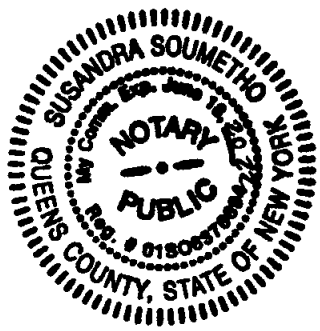


EXHIBIT A

Legal Description of Land

TRACT I

SITUATED IN THE FIRST (IST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND WITHIN THE CITY OF NASHVILLE, TENNESSEE AND BEING MORE FULLY DESCRIBED HEREIN:

BEGINNING AT AN IRON PIN, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF 12TH AVENUE NORTH WITH THE SOUTH RIGHT OF WAY OF CHURCH STREET, THENCE CONTINUING ALONG THE RIGHT OF WAY OF 12TH AVENUE NORTH SOUTH 34 DEG 16 MIN 22 SEC EAST 272.82 FEET TO AN IRON PIN, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF 12TH AVENUE NORTH WITH THE NORTH RIGHT OF WAY OF #241 ALLEY;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF #241 ALLEY SOUTH 57 DEG 32 MIN 10 SEC WEST 151.70 FEET TO A ½ INCH IRON ROD, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY OF #241 ALLEY WITH THE EAST RIGHT OF WAY OF KEYS ALLEY;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF KEYS ALLEY THE FOLLOWING CALLS:

-NORTH 33 DEG 13 MIN 21 SEC WEST 87.51 FEET TO AN IRON PIN;

-SOUTH 56 DEG 46 MIN 39 SEC WEST 20.00 FEET TO A ½ INCH IRON ROD;

-SOUTH 33 DEG 13 MIN 21 SEC EAST 49.66 FEET TO A ¾ INCH IRON ROD, SAID POINT BEING IN THE COMMON PROPERTY LINE OF QUADRANT DEVELOPMENT LLC (OR 2438 0000);

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH QUANTRANT DEVELOPMENT LLC SOUTH 57 DEG 47 MIN 05 SEC WEST 149.54 FEET TO A ½ INCH IRON ROD, SAID POINT BEING IN THE EAST RIGHT OF WAY OF GEORGE L DAVIS BOULEVARD;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF GEORGE L DAVIS BOULEVARD NORTH 35 DEG 01 MIN 45 SEC WEST 215.00 FEET TO A IRON ROD;

ALONG THE ARC OF A CURVE TO THE RIGHT 40.93 FEET HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEG 52 MIN 25 SEC EAST 36.51 FEET TO AN IRON ROD, SAID POINT BEING IN THE SOUTH RIGHT OF WAY OF CHURCH STREET;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF CHURCH STREET NORTH 58 DEG 46 MIN 34 SEC EAST 297.68 FEET TO THE POINT OF BEGINNING;

AND CONTAINING 1.87 ACRES ACCORDING TO THE SURVEY OF DAVID L HURST, TENN REG NO. 1886, NORVELL & POE ENGINEERS 318 CHERRY STREET SEVIERVILLE, TN 37862, DATED APRIL 10, 2013 AND UPDATED January 30, 2014 AND BEING PROJECT NO. 13-0406.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PROFESSIONAL REAL ESTATE DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 10, 2014, of record as Instrument No. 20140210-0011779, Register's Office for Davidson County, Tennessee.

TRACT II

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL WITH YELLOW SURVEY MARKER DISK IN CONCRETE SIDEWALK AT THE POINT OF INTERSECTION OF THE NORTHERN RIGHT OF WAY GRUNDY STREET AND THE EASTERN RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE);

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 168.00 FEET TO AN EXISTING 5/8" DIAMETER EXISTING REBAR WITH YELLOW GRESHAM SMITH CAP;

2. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 40.00 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR EXISTING WITH GARVER CAP MARKING THE DIVIDING LINE OF LOT 144 AND CORNER WITH AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST INSTRUMENT NUMBER 20020801-0092564 RECORDED IN THE REGISTER OF DEEDS OFFICE DAVIDSON COUNTY, TENNESSEE SAID IRON REBAR BEING LOCATED SOUTH 34 DEGREES 18 MINUTES 02 SECONDS EAST 39.97 FEET FROM THE COMMON CORNER OF LOT 144 AND 143;

THENCE WITH THE LINE AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST NORTH 56 MINUTES 49 SECONDS 42 SECONDS EAST 149.23 FEET TO AN EXISTING 1.00 INCH DIAMETER IRON PIPE EXISTING IN THE WESTERN RIGHT OF WAY LINE OF ALLEY NUMBER 241;

THENCE WITH SAID LINE THE FOLLOWING FOUR (4) CALLS AND DISTANCES:

1. SOUTH 34 DEGREES 21 MINUTES 22 SECONDS EAST 34.85 FEET (PASSING AN EXISTING 1.5" DIAMETER EXISTING IRON PIPE AT 19.80 FEET) TO AN EXISTING MAG

SPIKE BEING LOCATED NORTH 34 DEGREES 21 MINUTES 22 SECONDS WEST 2.65 FEET FROM AN EXISTING MAG SPIKE MARKING THE COMMON CORNER OF LOT 145 AND 144;

2. NORTH 57 DEGREES 47 MINUTES 23 SECONDS EAST 40.00 FEET TO A POINT (CORNER NOT SET DUE TO PARKED VEHICLES);

3. NORTH 43 DEGREES 36 MINUTES 19 SECONDS EAST 61.80 FEET TO A TO AN EXISTING MAG SPIKE;

4. NORTH 57 DEGREES 47 MINUTES 23 SECONDS EAST 71.20 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR IN THE WESTERN RIGHT OF WAY OF 12TH AVENUE NORTH LOCATED SOUTH 34 DEGREES 16 MINUTES 56 SECONDS EAST 19.87 FEET OF AN EXISTING 1/2" DIAMETER IRON REBAR MARKING THE NORTH LINE OF ALLEY NUMBER 241;

THENCE WITH SAID RIGHT OF WAY SOUTH 34 DEGREES 18 MINUTES 43 SECONDS EAST 150.06 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR WITH GARVER CAP MARKING THE POINT OF INTERSECTION OF THE WESTERN RIGHT OF WAY OF 12TH AVENUE NORTH AND THE NORTHERN RIGHT OF WAY GRUNDY STREET;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. SOUTH 50 DEGREES 18 MINUTES 18 SECONDS WEST 161.08 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR WITH SEA 1708 CAP MARKING THE CENTERLINE OF ALLEY CLOSED BY CITY ORDINANCE NO. 55-484;

2. SOUTH 50 DEGREES 44 MINUTES 42 SECONDS WEST 160.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56,449 SQUARE FEET MORE OR LESS OR 1.30 ACRES MORE OR LESS.

LAND DESCRIPTION BASED UPON SURVEY REVISED ON MARCH 28, 2014 (ORIGINAL SURVEY DATED MARCH 30, 2012) BY GRESHAM SMITH AND PARTNERS. DESCRIPTION PREPARED BY KENNETH D. CHURCH, TN RLS 1004 WITH GRESHAM SMITH AND PARTNERS, 1400 NASHVILLE CITY CENTER, 511 UNION STREET, NASHVILLE, TENNESSEE 37219.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from QUADRANT DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument Nos. 20140331-0026457 and 20140331-0026458, dated March 31, 2014, Register's Office for Davidson County, Tennessee.

TRACT III

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" DIAMETER IRON REBAR EXISTING WITH GARVER CAP BEING LOCATED THE FOLLOWING TWO (2) CALLS AND DISTANCES FROM THE POINT OF INTERSECTION OF THE NORTHERN RIGHT OF WAY GRUNDY STREET AND THE EASTERN RIGHT OF WAY OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE);

1. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 168.00 FEET;

2. NORTH 34 DEGREES 19 MINUTES 51 SECONDS WEST 40.00 FEET;

THENCE WITH THE RIGHT OF WAY LINE OF GEORGE L. DAVIS BOULEVARD (FORMERLY 13TH AVENUE) NORTH 34 DEGREES 18 MINUTES 02 SECONDS WEST 39.97 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR CORNER WITH NORTH GULCH PARTNERS II, LLC PER INSTRUMENT NUMBER 20140210-0011779 RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE NORTH 57 DEGREES 45 MINUTES 05 SECONDS EAST 149.54 FEET TO AN EXISTING 1/2" DIAMETER IRON REBAR IN THE WESTERN RIGHT OF WAY LINE OF ALLEY NUMBER 241;

THENCE WITH SAID LINE SOUTH 33 DEGREES 55 MINUTES 26 SECONDS EAST 37.56 FEET TO AN EXISTING 1.0" DIAMETER EXISTING IRON PIPE THE CORNER WITH QUADRANT DEVELOPMENTS LLC PER QUIT CLAIM INSTRUMENT NUMBER 20120508-0039874 RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS;

THENCE WITH SAID LINE THE SOUTH 56 DEGREES 49 MINUTES 42 SECOND WEST 149.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,789.56 SQUARE FEET MORE OR LESS OR 0.13 ACRES MORE OR LESS.

Being the same property conveyed to NORTH GULCH PARTNERS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from REGIONS BANK, N.A. (FORMERLY KNOWN AS AMSOUTH BANK), TRUSTEE OF THE MORGAN FAMILY TRUST U/W/O LAURABEL B. MORGAN AND REGIONS BANK, (FORMERLY KNOWN AS FIRST AMERICAN NATIONAL BANK, N.A.), TRUSTEE OF THE KATHERINE MORGAN REVOCABLE TRUST DATED MAY 23, 1995, of record in Instrument No. 20140401-0026877 and Instrument No. 20140401-0026878, dated March 31, 2014, said Register's Office.

LAND DESCRIPTION BASED UPON SURVEY REVISED ON MARCH 15, 2014 (ORIGINAL SURVEY DATED MARCH 30, 2012) BY GRESHAM SMITH AND PARTNERS (SOURCE OF NORTH TENNESSEE GRID NORTH-GPS GEIOD 2003-NAD 83). DESCRIPTION PREPARED BY KENNETH D. CHURCH, TN RLS 1004 WITH GRESHAM SMITH AND

PARTNERS, 1400 NASHVILLE CITY CENTER, 511 UNION STREET, NASHVILLE, TENNESSEE 37219.

Tract I, II and III also being more described as follows:

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of way (ROW) of Church Street, on the east by the western Right of way of 12th Avenue North, on the south by the northern ROW of Grundy Street and on the west by George L. Davis Boulevard. Tract being described as follows:

POINT OF BEGINNING being a PK nail old at the intersection of ROW of said Church Street and 12th Avenue North; thence along the western ROW of said 12th Avenue North S 34°17'37" E 442.77 feet to a PK nail old on the northern ROW of said Grundy Street; thence along the northerly ROW of said Grundy Street S 50°19'24" W 161.08 feet to an iron rod old with a cap marked "PGW 1941"; thence S 50°45' 48" W 160.92 feet to a PK nail old on the eastern ROW of said George L. Davis Boulevard; thence along said eastern ROW N 34° 19' 09" W 208.00 feet to an iron rod old with a cap marked "Garber"; thence N 34° 24' 22" W 39.97 feet to a 1/2" iron rod old; thence N 34° 55' 01" W 215.06 feet to a 1/2" iron rod old; thence with a curve to the right having a central angle of angle of 93° 48' 32", a radius of 25.00 feet, a length of 40.93 feet, and having a chord bearing and distance of N 11° 59' 36" E 36.51 feet to a PK nail old on said southern ROW; thence along said southern ROW N 58° 53" 18" E 297.27 feet to the point of beginning.

Tract contains 149,815 square feet or 3.44 acres.

Being same as the property described on the ALTA/ACSM Land Title Survey prepared by Littlejohn dated November 4, 2014, last revised April 29, 2015 with Job No. 20141259.

Being the same property conveyed to PSREG CHURCH STREET OWNER, LLC, a Delaware limited liability company, by deed of record as Instrument No. 20150512-0043627 and Instrument No. 20150512-0043628, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien, but not yet due or payable. (Tracts I, II and III)

2. Easement in Metro Council Bill of record in 68-656, said Register's Office.

3. Easement in Metro Council Bill of record in 74-972, said Register's Office.

4. Easements retained to Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. 2014-827.

5. Sewer line easement reserved to Metropolitan Government of Nashville and Davidson County, Tennessee in Council Bill No. 55-484.

6. Land Use Restrictions as set forth in Instrument No. 20120221-0014971, Register's Office for Davidson County, Tennessee, as affected by the Notice of Land Use Restrictions dated May 11, 2015 of record as Instrument No. 20150512-0043630, said Register's Office.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20150612-0055723, said Register's Office.

8. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 20160301-0019399, said Register's Office.

9. Underground Easement of record as Instrument No. 20170915-0094437, said Register's Office.

10. Agreement for Dedication of Easement for the purposes of Public Street Right-of-Way of record as Instrument No. 20150804-0077141, said Register's Office, and Affidavit in Furtherance of Title referencing same as Instrument No. 20190521-0047657, said Register's Office.

11. ALTA/NSPS Land Title Survey by Robert M. Searson, TN RLS No. 1666 with S&ME dated May 16, 2019 and designated as Project Number 554719028, shows the following matters:

    a) Building and parking structure encroach on retained easements from alley closures referenced in Exceptions 2, 3, 4, and 5.

    b) Brick enclosures of transformers on northeastern boundary encroach into the right of way of 12th Avenue North.