Karen Johnson Davidson County
Batch# 268349 DEEDWARRSP
08/07/2019 01:11:30 PM 6 pgs
Fees: $33.00 Taxes: $163,540.00
20190807-0078569

SPECIAL WARRANTY DEED

FROM: Skyhawk Business Park, LLC

TO: United States Postal Service

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
United States Postal Service Attn: RE&A P.O. Box 27497 Greensboro, NC 27498-1103	Same	Map 134, Parcel 13

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF ~~NORTH CAROLINA~~ Tennessee)
COUNTY OF ~~GUILFORD~~ Williamson)

The actual consideration for this transfer is $44,200,000.00.

Affiant

Sworn to and subscribed before me, this 06 day of August, 2019.

Notary Public

My Commission Expires: 09-26-2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Skyhawk Business Park, LLC**, a Tennessee limited liability company (hereinafter called the "Grantor") by these presents does transfer, sell and convey unto **United States Postal Service**, an independent establishment of the Executive Branch of the Government of the United States (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof. and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

The Real Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said Real Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 6th day of August, 2019.

GRANTOR: **Skyhawk Business Park, LLC,**
a Tennessee limited liability company

By: Lewis Agnew

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberly Alexander, a Notary Public in and for the County and State aforesaid, personally appeared Lewis Agnew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Skyhawk Business Park, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of August, 2019.

Notary Public

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

My Commission Expires: January 3, 2023

EXHIBIT A

PROPERTY DESCRIPTION

BEING a tract of land lying in the 13th District of Davidson County, Nashville, Tennessee. Bounded on the east by Metropolitan Nashville Airport Authority as recorded in Book 8559, Page 5 and Book 8620, Page 421, Register's Office of Davidson County, Tennessee (RODC), by Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Instrument Number 201412090112488 RODC and by the western Right of Way (ROW) of McGavock Pike, on the south by Lot 1 of Harding Industrial Park as recorded in Plat Book 4460, Page 1 RODC, by Lot 2 of Harding Industrial Park, Section 2 as recorded in Plat Book 4300, Page 100 RODC, by Harding Business Park as recorded in Book 6443, Page 537 RODC, by Lots 3 & 4 of Trend Industrial Park, Section 2 as recorded in Plat Book 4860, Page 66 RODC and by Cam Realty, LLC as recorded in Instrument Number 200407080081320 RODC, on the west by Lots 55, 77 and 78 of Curreywood Acres, Section 1 as recorded in Plat Book 2133, Page 109 RODC and by the eastern ROW of Bel Air Dr., and on the north by Anna Doris Tucker Rutledge Family Partnership, L.P. as recorded in Book 10655, Page 714 RODC, by Robert L. Fuhrer as recorded in Instrument Number 201510190106026 RODC, by T. Blake Cothran as recorded in Instrument Number 200804300043973 RODC, by Christina M. M. Ribbons as recorded in Instrument Number 200401120004676 RODC, by Paul H. Madeline as recorded in Book 9230, Page 932 RODC, by Bob Bass & Charles Debray as recorded in Instrument Number 200406020064530 RODC, and by Metropolitan Nashville Airport Authority as recorded in Book 8239, Pages 92 and 94 RODC, Book 8790, Page 456 RODC and Book 8559, Page 5 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod lying on the southern ROW of said McGavock Pike and being the northwest corner of said Metropolitan Government and the southeast corner of the tract being described; thence leaving said ROW of McGavock Pike with the common line of said Metropolitan Government, South 06°49'02" West 101.35 feet to the point on the north bank of Mill Creek; thence meandering with the north bank of Mill Creek 4,058 feet more or less; thence leaving said north bank of Mill Creek with the common line of said Lots 77 and 78 of Curreywood Acres, Section 1, North 07°35'55" East 780.75 feet to a set point; thence with the common line of said Lot 55 of Curreywood Acres, Section 1, North 05°00'55" East 79.16 feet to a set point; thence with the common lines of said Anna Doris Tucker Rutledge family partnership, L.P. and said Robert L. Fuhrer, South 83°06'21" East 232.35 feet to a found concrete monument; thence with the common line of said T. Blake Cothran, South 83°34'38" East 99.22 feet to a found 1" iron rod; thence with the common line of said Christina M. M. Ribbons, South 81°40'17" East 99.74 feet to a found 1" iron rod; thence with the common line of said Paul H. Madeline, South 85°04'39" East 99.85 feet to a found iron pipe; thence with the common line of said Bob Bass & Charles Debray, South 84°01'20" East 199.22 feet to a found iron pipe; thence South 84°44'48" East 202.86 feet to a found iron pipe; thence with the common line of said Metropolitan Nashville Airport Authority, South 83°22'23" East 346.91 feet to a set point; thence South 84°38'09" East 469.64 feet to a set point; thence South 05°16'33" West 229.02 feet to a set point; thence South 80°09'21" East 278.45 feet to a set point; thence South 20°14'42" West 33.02 feet to a set point; thence with a curve to the left having a length of 1431.19 feet, a radius of 1303.24 feet, a central angle of 62°55'16", and having a chord bearing and distance of South 11°12'56" East 1360.35 feet to a set point; thence South 42°40'34" East 740.75 feet to a set point lying on the southern ROW of said McGavock Pike; thence with said ROW of McGavock Pike along a curve to the left having a length of 164.47 feet, a radius of 1175.05 feet, a central angle of 08°01'11", and having a chord bearing and distance of South

46°56'56" East 164.34 feet to a set point; thence South 50°57'32" East 22.89 feet to the point of beginning.

Tract contains 3,540,148 square feet, or 81.27 acres. Bearings based on Tennessee State Plane Coordinate System.

The foregoing being the legal description of property identified as Tract I on the ALTA/NSPS Survey of Miles Property — Tax Map 134 Parcels 13 & 297, by Littlejohn, Robert M. Searson, R.L.S. # 1666, dated July 26, 2016 as File No. 554716048.

TOGETHER WITH Easements granted by the Metropolitan Nashville Airport Authority, of record in Book 9475, Page 654, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a more complete and accurate description thereof as amended by the Amendment to Easement Agreement in 20160930-0103099, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Skyhawk Business Park by deed of record at Instrument No. 20160729-0078637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Skyhawk Business Park, LLC by quitclaim deed at Instrument No. 20170622-0062844, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2019 from any applicable government entity.

2. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

3. All matters of public record.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

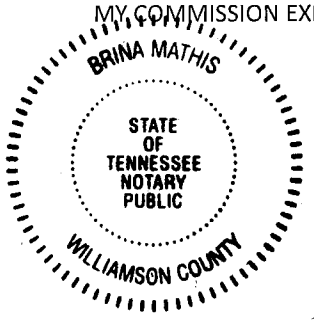
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).