Karen Johnson Davidson County
Batch# 277630 DEEDWARRSP
08/29/2019 11:26:30 AM 6 pgs
Fees: $33.00 Taxes: $12,765.00
20190829-0087274

STATE OF MINNESOTA
COUNTY OF HENNEPIN

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,450,000.00.

SHARON FINNEGAN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF AUGUST, 2019.

NOTARY PUBLIC

MICHELLE CM ANDERSEN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2020

MY COMMISSION EXPIRES:_____

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

After recording return to:
First American Title Insurance Company
National Commercial Services Division
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
Attn: Danielle R. Haag
NCS-962729-MPLS (SF/ER)

ADDRESS OF NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP PARCEL NUMBER:**
WTC Westbelt, LLC 700 Bishop Street, Suite 1928 Honolulu, HI 96813 Attn: Will Crowley	WTC Westbelt, LLC 700 Bishop Street, Suite 1928 Honolulu, HI 96813 Attn: Will Crowley	07900007000

SPECIAL WARRANTY DEED

THIS INDENTURE, effective as of the 28 day of August, 2019, between **WESTBELT PROPERTIES**, a Tennessee general partnership (hereinafter referred to as "Grantor"), and **WTC WESTBELT, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, all of that certain land lying and being located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements located thereon. This

conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved real property known as 7000 Westbelt Drive, Davidson County, Nashville, Tennessee.

To have and to hold said tracts or parcels of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee and the legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

WESTBELT PROPERTIES,
a Tennessee general partnership

By: _____
Name: James L. Fishel
Title: Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James L. Fishel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Partner of Westbelt Properties, a Tennessee general partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

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

My Commission Expires: 1-3-23

Notary Public: _____

KELLY LOUIS WORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

BEING LOT NO. 7 ON THE FINAL PLAT OF WESTBELT INDUSTRIAL PARK LOT 7, FIRST REVISION OF RECORD IN BOOK 11190, PAGE 42, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING PROPERTY CONVEYED TO WESTBELT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM BELZ INVESTMENT COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN BOOK 10804, PAGE 576, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WESTBELT PROPERTIES, LLC HAVING SINCE CONVERTED TO A GENERAL PARTNERSHIP AND CHANGED ITS NAME TO WESTBELT PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF CONVERSION, OF RECORD IN INSTRUMENT NO. 201612150131467, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Book 11190, Page 42, in the Register's Office of Davidson County, Tennessee.

3. Deed of Conveyance from Belz Investment Company, Authorized Agent, to Metropolitan Government of Nashville and Davidson County, of record in Book 6956, Page 87, in the Register's Office of Davidson County, Tennessee.

4. Interests of tenants (listed below), as tenants only, pursuant to unrecorded written leases, with no rights or options to purchase.

   (i) Precision Door Service Company
   (ii) Solotech, Inc.
   (iii) Fastenal Company
   (iv) City Electric Supply Company

True Copy Certification

I, Chanthou Faust, 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.

Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Sharon Finnegan, a notary public for this county and state, Chanthou Faust 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: 1/31/2022
Notary' Seal (if on paper)

SHARON FRANCES FINNEGAN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2022