This instrument was prepared by:
Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 311271 DEEDWARRSP
11/05/2019 12:16:30 PM 8 pgs
Fees: $43.00 Taxes: $170,200.00
20191105-0114267

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
ECG Haywood, LP 118 16th Ave. S., Suite 200 Nashville, TN 37203	ECG Haywood, LP 118 16th Ave. S., Suite 200 Nashville, TN 37203	14800029100 14800029300 14800029400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Six Million and No/100 Dollars ($46,000,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALBANY ROAD-HAYWOOD OAKS LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ECG HAYWOOD, LP**, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

This is improved property located at 5209, 5211, 5213, 5215 and 5217 Linbar Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,000,000.

Claire Burke
Affiant

Subscribed and sworn to me this 4th day of November, 2019.

Laci Tanner
NOTARY PUBLIC
My Commission Expires: 2/27/2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

12992414-3

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 24 day of October, 2019.

GRANTOR:

ALBANY ROAD-HAYWOOD OAKS LLC, a
Delaware limited liability company

By: Albany Road-Haywood Oaks Property Manager LLC,
a Delaware limited liability company, its Manager

By: _____
Name: Christopher J. Knisley
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Christopher J. Knisley, 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 President of Albany Road-Haywood Oaks Property Manager LLC, a Delaware limited liability company, Manager of Albany Road-Haywood Oaks LLC, the within named bargainor, a Delaware limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as President.

Witness my hand and seal, at office this 24 day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 8/16/2024

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

12992414-3

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT ONE OF THE RESUBDIVISION OF LOT 1 HAYWOOD OAKS, OF RECORD IN DOCUMENT NO. 20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN ROUND IN THE WESTERLY RIGHT-OF-WAY (HEREINAFTER: R.O.W.) LINE OF LINBAR DRIVE (60' R.O.W.); SAID POINT BEING IN THE NORTH BOUNDARY OF DARRYL STEVEN AND KRISTY GREER, AS OF RECORD IN DEED BOOK 10042, PAGE 19, R.O.D.C.; THENCE NORTH 82°55'34" WEST, A DISTANCE OF 993.50 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOIS DICK, ET UX AS OF RECORD IN DEED BOOK 4384, PAGE 592 AND BEING IN THE EAST R.O.W. LINE OF MELMACK DRIVE; THENCE NORTH 81°48'33" WEST, A DISTANCE OF 223.18 FEET TO A CONCRETE MONUMENT FOUND IN THE NORTH BOUNDARY OF GUS AND PAMELA POFF AS OF RECORD IN DEED BOOK 9501, PAGE 476, R.O.D.C.; THENCE NORTH 82°51'33" WEST, A DISTANCE OF 143.32 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF JERRY HUNLEY, ET UX AS OF RECORD IN DEED BOOK 4023, PAGE 82, R.O.D.C.; THENCE NORTH 82°42'51" WEST, A DISTANCE OF 163.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 82°09'30" WEST, A DISTANCE OF 61.98 FEET TO AN IRON PIN FOUND IN THE EASTERLY R.O.W. LINE OF EAST RIDGE DRIVE (50' R.O.W.); THENCE WITH THE EASTERLY R.O.W. LINE OF EAST RIDGE DRIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 343.05 FEET, A CENTRAL ANGLE OF 9°27'14", AN ARC LENGTH OF 56.60 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°01'49" EAST, A DISTANCE OF 56.54 FEET TO AN IRON PIN FOUND; THENCE CONTINUING WITH THE R.O.W. LINE OF EAST RIDGE DRIVE, NORTH 12°45'26" EAST, A DISTANCE OF 920.10 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF LOT TWO, HAYWOOD OAKS; THENCE LEAVING THE EASTERLY R.O.W. LINE OF SAID DRIVE AND WITH THE SOUTHERLY LINE OF LOT TWO, HAYWOOD OAKS, SOUTH 82°41'27" EAST, A DISTANCE OF 514.55 FEET TO A "X" MARK FOUND IN A CONCRETE CURB; THENCE NORTH 06°51'53" EAST, A DISTANCE OF 6.04 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°42'16" EAST, A DISTANCE OF 222.64 FEET TO AN IRON PIN FOUND; THENCE NORTH 63°53'50" EAST, A DISTANCE OF 66.51 FEET TO AN IRON PIN FOUND; IN THE WESTERLY R.O.W. LINE OF LINBAR DRIVE; THENCE SOUTH 26°03'32" EAST, A DISTANCE OF 938.93 FEET TO AN IRON PIN FOUND IN THE WESTERLY R.O.W. LINE OF LINBAR DRIVE; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 766.98 FEET, A CENTRAL ANGLE OF 11°37'15", AN ARC LENGTH OF 155.56 FEET AND BEING

SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°52'09" EAST 155.30 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 714.11 FEET, A CENTRAL ANGLE OF 11°25'50", AN ARC LENGTH OF 142.47 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°57'52" EAST, A DISTANCE OF 142.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.724 ACRES.

(FOR INFORMATIONAL PURPOSES ONLY: TAX PARCEL ID: 148-291.00)

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, ON THE RESUBDIVISION OF LOT 1, HAYWOOD OAKS OF RECORD IN PLAT INST. # 20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF EAST RIDGE DRIVE (A 50' RIGHT-OF-WAY), SAID POINT BEING AT THE TERMINUS OF SAID EAST RIDGE DRIVE AND BEING THE SOUTHERNMOST CORNER OF SOUTH BROOKS APARTMENTS, LLC AS OF RECORD IN DEED BOOK 10698, PAGE 637 R.O.D.C.; THENCE NORTH 10°01'02" EAST, A DISTANCE OF 207.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 86°04'37" EAST, A DISTANCE OF 41.26 FEET TO AN IRON PIN FOUND; THENCE NORTH 05°02'28" EAST, A DISTANCE OF 174.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 84°05'58" EAST, A DISTANCE OF 116.36 FEET TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF LINBAR DRIVE, (A 60' RIGHT-OF-WAY); THENCE LEAVING THE BOUNDARY OF SAID SOUTH BROOKS APARTMENTS, LLC AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINBAR DRIVE, SOUTH 30°37'41" EAST, A DISTANCE OF 134.60 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 344.07 FEET, A CENTRAL ANGLE OF 26°54'26", AN ARC LENGTH OF 161.58 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°47'00" EAST, A DISTANCE OF 160.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 53°22'16" EAST, A DISTANCE OF 72.86 FEET TO AN IRON PIN FOUND; THENCE SOUTH 38°19'31" WEST, A DISTANCE OF 161.19 FEET TO A SCRIBED "X" MARK IN CONCRETE; THENCE NORTH 83°11'50" WEST, A DISTANCE OF 340.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.54 ACRES, MORE OR LESS.

(FOR INFORMATIONAL PURPOSES ONLY: TAX PARCEL ID: 148-293.00)

TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, OF THE RESUBDIVISION OF LOT 1, HAYWOOD OAKS OF RECORD IN PLAT INST. #

20060728-0091758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 24, SAID POINT BEING AT THE SOUTHEASTERLY CORNER OF DAVID M. SHERON & NELSON W. HOLT AS OF RECORD IN DEED INST.# 20100319-0020648 R.O.D.C. AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH THE WESTERLY RIGHT- OF-WAY LINE OF SAID INTERSTATE 24, SOUTH 26°03'30" EAST, A DISTANCE OF 1918.00 FEET TO AN IRON PIN FOUND, SAID POINT BEING IN THE EASTERLY 60 FOOT RIGHT-OF-WAY OF LINBAR DRIVE AND BEING LOCATED NORTH 26°03'30" WEST, A DISTANCE OF 142.17 FEET FROM AN IRON PIN FOUND IN SAID RIGHT-OF-WAY; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 24 AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID LINBAR DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 745.35 FEET, A CENTRAL ANGLE OF 5°06'55", AN ARC LENGTH OF 66.55 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 35°07'43" WEST 66.52 FEET TO AN IRON PIN FOUND; THENCE CONTINUING WITH SAID RIGHT-OF-WAY OF LINBAR DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 706.16 FEET, A CENTRAL ANGLE OF 11°37'41", AN ARC LENGTH OF 143.32 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 31°52'20" WEST 143.07 FEET TO AN IRON PIN FOUND; THENCE NORTH 26°03'30" WEST A DISTANCE OF 1334.98 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 339.81 FEET, A CENTRAL ANGLE OF 27°13'03", AN ARC LENGTH OF 161.42 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°37'48" WEST 159.91 FEET TO AN IRON PIN FOUND; THENCE NORTH 53°16'33" WEST, A DISTANCE OF 100.02 FEET TO AN IRON PIN FOUND; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 283.49 FEET, A CENTRAL ANGLE OF 26°54'25" AN ARC LENGTH OF 133.13 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°51'01" WEST 131.91 FEET TO AN IRON PIN FOUND; THENCE NORTH 19°34'52" WEST, A DISTANCE OF 84.26 FEET TO AN IRON PIN FOUND, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SHERON AND HOLT AND BEING THE NORTHWEST CORNER OF THIS DESCRIBED PROPERTY; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID LINBAR DRIVE SOUTH 84°05'58" EAST, A DISTANCE OF 153.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 72,475 SQUARE FEET OR 1.664 ACRES, MORE OR LESS.

(FOR INFORMATIONAL PURPOSES ONLY: TAX PARCEL ID: 148-294.00)

BEING PROPERTY CONVEYED TO ALBANY ROAD-HAYWOOD OAKS, LLC, A DELAWARE LIMTIED LIABILTIY COMPANY FROM YTG NASHVILLE, LP, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201706150060192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV:

EASEMENT BENEFITING TRACTS I, II AND II CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAYWOOD OAKS BUSINESS PARK OF RECORD IN INSTRUMENT NO. 20060630-0078768, AS ASSIGNED IN INSTRUMENT NO. 201412170115497, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TRACT V:

EASEMENT BENEFITING TRACT I OF THE LAND CONTAINED IN THE STORM DRAINAGE EASEMENT RECORDED IN BOOK 7833, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting title to the Property that would be disclosed by an accurate and complete land survey of the Property.

2) Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

3) All matters shown on Plats of record in Book 6900, Page 637 and Instrument No. 200607280091758, in the Register's Office of Davidson County, Tennessee.

4) Agreement for Dedication of Easement for Saintary Sewers and/or Storm Drainage by and between Shufield Company and Metropolitan Government of Nashville and Davidson County, of record in Book 6154, Page 522, in the Register's Office of Davidson County, Tennessee.

5) Deed of Conveyance as to sanitary sewer from Duke Associates to Metropolitan Government of Nashville and Davidson County, of record in Book 7797, Page 457, in the Register's Office of Davidson County, Tennessee.

6) Storm Water Detention Agreement by and among John B. Spining; Eulalia B. Scott; Pattie B. Vernon; Elaire Baker; Arthur M. Spining, III; William B. Spining; and Duke Associates and Metropolitan Government of Nashville and Davidson County, of record in Book 7385, Page 501, in the Register's Office of Davidson County, Tennessee.

7) Agreement for Dedication of Easement for Saintary Sewers and/or Storm Drainage by and between Heirs of H. F. Baker and Metropolitan Government of Nashville and Davidson County, of record in Book 7447, Page 501, in the Register's Office of Davidson County, Tennessee.

8) Terms and provisions of Declaration of Storm Sewer and Drainage Easement, by Duke Associates No.54 Limited Partnership, of record in Book 7833, Page 492, in the Register's Office of Davidson County, Tennessee.

9) Stormwater Detention Agreement of record in Book 8149, Page 492, in the Register's Office of Davidson County, Tennessee.

10) Terms and provisions of Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park, by First Cal Industrial 2 Acquisition, LLC, of record in Instrument No. 20060630- 0078768; as assigned in Instrument No. 20141217-0115497, in the Register's Office of Davidson County, Tennessee.

11) Lack of access to and from a controlled access highway, 1-24.

12) Rights of tenants in possession, as tenants only, under written leases with no rights or first refusal to purchase or other rights to purchase.

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Rutherford

Personally appeared before me, Laci Tanner, a notary public for this county and state, Jay H. Smith 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: 2/27/2021

Notary Seal:

