Karen Johnson Davidson County
Batch# 324920 DEEDWARRSP
12/04/2019 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $89,676.90
20191204-0125262

FA NCS 982654-SF

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Prologis-Exchange 421 McNally Drive LLC c/o Prologis 1800 Wazee Street – Suite 500 Denver CO 80202	133-09-0-014.00 133-10-0-023.00 133-10-0-036.00 133-10-0-037.00	Prologis 1800 Wazee Street – Suite 500 Denver CO 80202 Attn: Property Tax Coordinator
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 4th day of December, 2019, by **MCNALLY PROPERTY, LLC**, a Tennessee limited liability company ("**Grantor**"), to **PROLOGIS-EXCHANGE 421 MCNALLY DRIVE LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 1800 Wazee Street, Suite 500, Denver, CO 80202.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

This is improved property known as 421 McNally Drive, Nashville, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $24,237,000.00.

Elizabeth B. Holland
Affiant

Subscribed and sworn to before me this 3RD day of December, 2019.

Kristine Riis
Notary Public
My Commission Expires: 11-8-2021

KRISTINE RIIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT ONLY TO: taxes not yet due and payable as of the date hereof and the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

MCNALLY PROPERTY, LLC,
a Tennessee limited liability company

By: Designworks Real Estate Holdings, LLC, a Tennessee limited liability company

By: _____
Name: S. Joseph Moore
Title: Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **S. Joseph Moore**, 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 the Authorized Agent of McNally Property, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 26 day of November, 2019.

AMY KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:

May 3, 2021

Exhibit A
Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF MCNALLY DRIVE AT THE NORTHWEST CORNER OF THE WILLA DEAN SAVAGE PROPERTY, AS RECORDED IN DEED BOOK 9019, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID MARGIN OF MCNALLY DRIVE, WITH THE WEST LINE OF SAID SAVAGE PROPERTY, SOUTH 24 DEGREES 04 MINUTES 42 SECONDS EAST, 272.63 FEET TO AN IRON ROD (OLD), THE SOUTHWEST CORNER OF SAID SAVAGE PROPERTY;

THENCE, ALONG THE SOUTH LINE OF SAID SAVAGE PROPERTY, SOUTH 83 DEGREES 34 MINUTES 48 SECONDS EAST, 146.24 FEET TO AN IRON ROD (OLD), THE SOUTH CORNER OF THE SAVAGE PROPERTY, AND IN THE WEST LINE OF THE LEROY NORTON PROPERTY AS RECORDED IN DEED BOOK 6266, PAGE 345, OF SAID REGISTER'S OFFICE;

THENCE, ALONG SAID WEST LINE OF NORTON PROPERTY, SOUTH 06 DEGREES 28 MINUTES 18 SECONDS WEST, 335.56 FEET TO AN IRON ROD (OLD) IN THE NORTH LINE OF THE LOUISVILLE-NASHVILLE RAILROAD COMPANY PROPERTY; THENCE, ALONG SAID NORTH LINE, NORTH 83 DEGREES 32 MINUTES 36 SECONDS WEST, 1412.91 FEET TO AN IRON ROD (OLD) ALONG SAID NORTH LINE AND THE SOUTHEAST CORNER OF THE GANNETT SATELLITE INFORMATION PROPERTY;

THENCE, ALONG THE EAST LINE OF SAID GANNETT SATELLITE INFORMATION'S PROPERTY, NORTH 02 DEGREES 40 MINUTES 42 SECONDS EAST, 262.49 FEET TO AN IRON ROD (OLD) ALONG SAID MARGIN OF MCNALLY DRIVE, AND THE NORTHEAST CORNER OF SAID GANNETT SATELLITE INFORMATION'S PROPERTY; THENCE, WITH SAID MARGIN OF MCNALLY DRIVE, SOUTH 87 DEGREES 20 MINUTES 35 SECONDS EAST, 274.75 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 09 SECONDS, A RADIUS OF 1121.83 FEET, A TANGENT LENGTH OF 155.03 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 47 MINUTES 21 SECONDS EAST, 307.14 FEET) 308.10 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, NORTH 76 DEGREES 55 MINUTES 16 SECONDS EAST, 360.12 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING ALONG SAID MARGIN, WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 10 DEGREES 50 MINUTES 52 SECONDS, A RADIUS OF 1349.10 FEET, A TANGENT LENGTH OF 128.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 29 MINUTES 50 SECONDS EAST, 255.05 FEET) 255.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 530,233 SQUARE FEET OR 12.172 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MCNALLY PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM COLEMAN PARTNERS, A TENNESSEE JOINT VENTURE, OF RECORD IN INSTRUMENT NO. 201711270120446, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Book 5060, Page 31, in the Register's Office of Davidson County, Tennessee.
3. Easement contained in Deed of record in Book 4986, Page 883, in the Register's Office of Davidson County, Tennessee.
4. Rights of the Railroad Company to expand its right of way to its full charter width.
5. That portion of the Property embraced within the bounds of any public road or thoroughfare.
6. Rights of tenants, as tenants only, under any unrecorded leases in effect as of the date hereof without the right of first offer or option to purchase, as held by the following tenants: Paddywax; Designworks INK and ProCraft.
7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by American National by The Reasons Company on November 11, 2019, designated 20191388-1:
    a. The fact that there are railroad spur tracks located on the Property without benefit of an easement.

True Copy Certification

I, _Berta Wong__, 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 California

County of San Francisco

Personally appeared before me, Ted V. Bigornia a notary public for this county and state, __Berta Wong __ 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: 5/21/2020

Notary' Seal (if on paper)

TED V. BIGORNIA
Notary Public - California
San Francisco County
Commission # 2150264
My Comm. Expires May 21, 2020