THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson, Esq.** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 332498 DEEDWARRSP 12/19/2019 01:49:30 PM 6 pgs Fees: $33.00 Taxes: $118,400.00 20191219-0131155	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $32,000,000.00 By: _____ Affiant Subscribed and sworn to before me, this 18th day of December, 2019. _____ Notary Public My Commission Expires: 10/2/2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Dogwood Propco TN, L.P. Attn: Ty Newell 345 California St, Suite 3300 San Francisco, CA 94104	Dogwood Propco TN, L.P. Attn: Ty Newell 345 California St, Suite 3300 San Francisco, CA 94104	Map 134 Parcels 2, 202, 203, and 204

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, CAM REALTY, LLC, a Delaware limited liability company ("**Grantor**"), hereby conveys, grants and releases unto DOGWOOD PROPCO TN, L.P., a Delaware limited partnership ("**Grantee**"), the following described real property:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**"), which is improved property, located at 521 Harding Industrial Drive, Nashville, TN 37211, Tax Map 134 Parcels 2, 202, 203, and 204, together with all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO the permitted exceptions set for on Exhibit B attached hereto.

TO HAVE AND TO HOLD the premises aforesaid unto said Grantee and its successors and assigns forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective December 18, 2019.

GRANTOR:

CAM REALTY, LLC
A Delaware limited liability company

By: Matt Van Slyke

Name: Matt Van Slyke

Title: Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, Jennifer L. Johnson, a Notary Public with authority to act in the State and County aforesaid, Matt Van Slyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 18th day of December, 2019.

Jennifer L Johnson
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

LEGAL DESCRIPTION

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

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 of Trend Industrial Park, Section 1, of record in Book 4675, page 56, Register's Office of Davidson County, Tennessee, together with appurtenant easement granted in Book 4952, page 402, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Trend Industrial Park, Section 2, of record in Book 4860, page 66, Register's Office of Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the plan of Trend Industrial Park, Section 2, of record in Book 4860, page 66, Register's Office of Davidson County, Tennessee.

TRACT 4.
LAND IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MILL CREEK, LOCATED IN THE NORTHERLY RIGHT-OF-WAY OF LOUISVILLE & NASHVILLE RAILROAD AND BEING 3,115.00 FEET, MORE OR LESS, SOUTHEASTERLY FROM MILE POST C-145, N-7, AND PROCEEDING AS FOLLOWS: WITH THE CENTER LINE OF MILL CREEK AS FOLLOWS: NORTH 89 DEGREES, 46 MINUTES EAST, A DISTANCE OF 100.90 FEET TO A POINT; THENCE NORTH 70 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 386.80 FEET TO A POINT; THENCE SOUTH 71 DEGREES 05 MINUTES EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 78 DEGREES 28 MINUTES EAST, A DISTANCE OF 249.90 FEET TO A POINT; THENCE SOUTH 68 DEGREES 26 MINUTES EAST, A DISTANCE OF 290.00 FEET TO THE INTERSECTION OF MILL CREEK AND A DRAIN; THENCE WITH SAID DRAIN, SOUTH 29 DEGREES, 10 MINUTES WEST, A DISTANCE OF 365.10 FEET TO AN IRON PIN; THENCE SOUTH 33 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 287.92 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID RAILROAD; THENCE WITH SAID RIGHT-OF-WAY, NORTH 51 DEGREES 00 MINUTES WEST, A DISTANCE OF 1010.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.62 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CAM INTERNATIONAL, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM FIRST INDUSTRIAL, L.P., A DELAWARE LIMITED PARTNERSHIP, OF RECORD AS INSTRUMENT NO. 200001050001265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CAM INTERNATIONAL, L.P., A TENNESSEE LIMITED PARTNERSHIP, FURTHER CONVEYED THE SAME TO CAM REALTY, LLC, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20040708-0081320, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 4675, page 56, and Plat Book 4860, page 66, as corrected by Surveyor's Certificate of Correction in Book 4980, page 313, and Book 5197, page 795;said plat further amended by Book 5292, page 694. , in the Register's Office of Davidson County, Tennessee. (Tracts 1, 2, 3 and 4)

3. Easement of record in Book 3815, page 497, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 3)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4435, page 53, in the Register's Office for Davidson County, Tennessee. (Tracts 3 and 4)

5. Dedication for Railroad Right-of-Way Easement of record in Book 4952, page 402, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

6. Declaration of Easement of record in Book 5285, page 190, in the Register's Office for Davidson County, Tennessee.

7. Terms and conditions of Memorandum of Lease of record in Instrument No. 200003310032235, in the Register's Office for Davidson County, Tennessee.

8. Easement of record in Instrument No. 201202280017172, in the Register's for Davidson County, Tennessee.

9. Easement(s) of record in Book 6117, page 15, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7681, page 339, Book 7690, page 236, Book 7757, page 28, and Book 7758, page 701, in the Register's Office for Davidson County, Tennessee. (Tracts 3 and 4)

11. Easement for the flow of the waters of Mill Creek, and the rights of the public therein. (Tracts 3 and 4)

12. Rights of upper and lower riparian owners to the flow of the waters of Mill Creek, free from diminution or pollution. (Tracts 3 and 4)

13. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek. (Tracts 3 and 4)

14. That portion of the land embraced within the bounds of any public road or thoroughfare. (Tracts 1 and 2)

15. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey by Bryan Shirley, License No. 2085, Blew & Associates, P.A., dated October 19, 2019, last revised December 17, 2019 and designated Job No. 19-5691:

    a. Stairs and fence located within easement on southeastern portion of the Land
    b. RCP pipe located on Northern boundary line
    c. The record description of Tract 4 overlaps with the record descriptions of Tracts 2 and 3 from the legal description described in Schedule A

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 Davidson

Personally appeared before me, Melissa Shields Brown, 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: 3/3/2020

Notary Seal:

