SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 334098 DEEDWARRSP
12/23/2019 03:53:30 PM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20191223-0132623

STATE OF Indiana
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF DECEMBER, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/12/20

NOTARY PUBLIC SEAL INDIANA

THIS INSTRUMENT PREPARED BY:
Barry Hardy, Esq.
Duke Realty Corporation
3715 DaVinci Court, Suite 300
Peachtree Corners, GA 30092

AFTER RECORDING RETURN TO:
First American Title Insurance Company
211 N Pennsylvania Street, Suite 1250
Indianapolis, IN 46204
Attn: Gina Longere

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
Airpark East Owner, LLC c/o Strategic Capital Partners, LLC 8900 Keystone Crossing, Suite 100 Indianapolis, Indiana 46240	Airpark East Owner, LLC c/o Strategic Capital Partners, LLC 8900 Keystone Crossing, Suite 100 Indianapolis, Indiana 46240	Map: 121 Parcel: 6.00 Parcel: 121-11-0A-006.00CO

SPECIAL WARRANTY DEED

THIS INDENTURE, effective as of the 18th day of December, 2019, between DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, formerly known as Duke-Weeks Realty Limited Partnership (hereinafter referred to as "Grantor"), and AIRPARK EAST OWNER, 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 unimproved land lying and being located in Davidson County,

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS

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.

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.

[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:

DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, formerly known as Duke-Weeks Realty Limited Partnership

By: Duke Realty Corporation, an Indiana corporation, its general partner

By: _____
Jeff D. Behm
Senior Vice President

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

Before me, a Notary Public in and for said County and State, personally appeared Jeff D. Behm, by me known and by me known to be the Senior Vice President of Duke Realty Corporation, an Indiana corporation, the general partner of Duke Realty Limited Partnership, an Indiana limited partnership, who acknowledged the execution of the foregoing "Special Warranty Deed" on behalf of said limited partnership.

WITNESS my hand and Notarial Seal this 3rd day of December, 2019.

_____
Notary Public

SARAH A. FRANCIS
(Printed Signature)

SARAH ANN FRANCIS
Marion County
My Commission Expires
April 12, 2020

I\14980675.3

EXHIBIT A to Special Warranty Deed

LEGAL DESCRIPTION

BEING A 1.48 ACRE COMMON AREA AND LANDSCAPE BUFFER AS SHOWN ON THE "FINAL PLAT OF AIRPARK EAST, PHASE 1-A", PREPARED BY GRESHAM, SMITH AND PARTNERS DATED AUGUST 30, 2001 AND RECORDED ON NOVEMBER 11, 2001 AS INSTRUMENT NUMBER 20011120-0127754, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO DUKE-WEEKS REALTY LIMITED PARTNERSHIP, AN INDIANA PARTNERSHIP, BY DEED FROM CARL T. WISER AND WIFE, BRENDA G. WISER, OF RECORD IN INSTRUMENT NO. 20012180124084, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID DUKE-WEEKS REALTY LIMITED PARTNERSHIP HAVING SINCE CHANGED ITS NAME TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AS EVIDENCE BY CERTIFICATE OF AMENDMENT IN INSTRUMENT NO. 201410210096945, SAID REGISTER'S OFFICE.

Property Address: This is unimproved property located within Airpark East, County of Davidson, Tennessee.

EXHIBIT B to Special Warranty Deed

PERMITTED EXCEPTIONS

1. The lien of taxes not yet due and payable.
2. All matters of record.
3. All matters that would be revealed by a current and accurate survey and inspection of the Property.

True Copy Certification

I, Jeff Wainscott, 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 Indiana

County of Marion

Personally appeared before me, [Jennifer Martin] a notary public for this county and state, [Jeff Wainscott] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC SEAL STATE OF INDIANA
JENNIFER R MARTIN
My Commission Expires
September 10, 2026
Commission Number NP0715740
Hamilton County

Notary's Signature

My Commission Expires: 9/10/26

Notary' Seal (if on paper)