Karen Johnson Davidson County
Batch# 338975 DEEDWARRSP
01/06/2020 01:51:30 PM 8 pgs
Fees: $43.00 Taxes: $27,750.00
20200106-0001589

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 31st day of December, 2019 by and between ABP TN (Madison) LLC, a Delaware limited liability company ("Grantor"), and BIP III (MADISON) LLC, a Delaware limited liability company ("Grantee").

WITNESSETH That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate situated and being in the County of Davidson, State of Tennessee described on Exhibit A hereto, together with all improvements and fixtures thereon.

TO HAVE AND TO HOLD the aforesaid real estate together with all improvements and fixtures thereon and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the real estate to the Grantee, its successors and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor, but not further or otherwise; provided, however, that this conveyance is subject to those certain matters and conditions identified on Exhibit B attached hereto.

[CONTINUED ON FOLLOWING PAGE]

WITNESS the signature of Grantor, acting through its duly authorized Vice President and Corporate Secretary, as of the day and year first above written.

ABP TN (MADISON) LLC,
a Delaware limited liability company

By: _____
Justin B. Heineman,
Vice President and Corporate Secretary

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF COBB

BEFORE ME, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Justin B. Heineman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Vice President and Corporate Secretary of ABP TN (Madison) LLC, the within named bargainor, a Delaware limited liability company, and that he/she, as such Vice President and Corporate Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Vice President and Corporate Secretary.

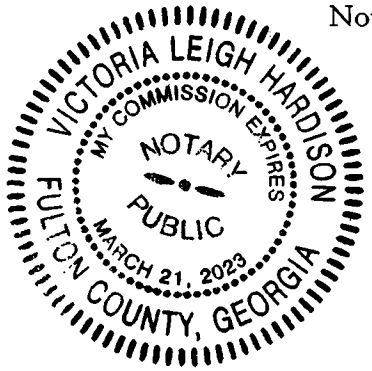
WITNESS my hand and seal, at office, this 30 day of December, 2019.

_____
Notary Public

My commission expires:

3/21/2023.

[NOTARY SEAL]



Tax Parcel: 03406006300

Property Address:
700 Myatt Drive
Madison, Tennessee 37115

Name and Address of new owner:
BIP III (Madison) LLC
9450 W. Bryn Mawr, Suite 750
Rosemont, Illinois 60018

Mail tax bills to (Person or Agency Responsible for payment of taxes)

BIP III (Madison) LLC
9450 W. Bryn Mawr, Suite 750
Rosemont, Illinois 60018

This instrument prepared by:
Jordan S. Lewis
Greenberg Traurig, LLP
3333 Piedmont Road, NE, Suite 2500
Atlanta, Georgia 30305

Return to:

_____

_____

_____

_____

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property transferred, whichever is greater, is $7,500,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30 day of December, 2019.

_____
Notary Public

My Commission Expires:
3/21/2023.

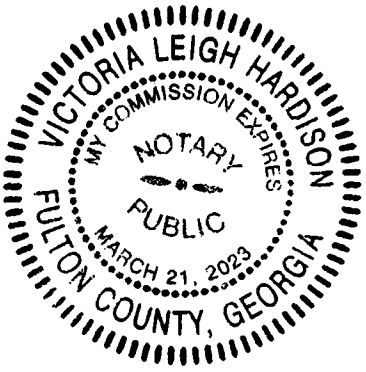


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-40926

TRACT 1:

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located West of Myatt Drive and East of Gallatin Pike being a portion of property conveyed to Rivergate Partners, by deed of record in Instrument No. 20020607-0069838, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being part of Lot 1 on the Plat of record in Instrument No. 20070918-0111611, in the Register's Office for Davidson County, Tennessee:

Beginning at an iron rod (new) on the northerly right-of-way of Edenwold Road (width varies) at its intersection with the westerly boundary line of the Willamette Industries, Inc. property, of record in Deed Book 1069, Page 729 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, South 29 degrees 30 minutes 51 seconds West 80.63 feet to an iron rod (new); Thence, with the easterly boundary line of the IHCP, Inc. property, recorded as Instrument No. 20040116-0007094 in said Register's Office, North 53 degrees 20 minutes 27 seconds West 494.63 feet to an iron rod (new); Thence, with said IHCP, Inc.'s northerly boundary line, South 65 degrees 33 minutes 43 seconds West 396.16 feet to an iron rod (new); Thence, severing the Rivergate Partner's property, of record as Instrument No. 20020607-0069838 in said Register's Office, as follows; North 24 degrees 23 minutes 22 seconds West 621.64 feet to an iron rod (new), South 77 degrees 58 minutes 49 seconds West 71.66 feet to the center of a firewall between two buildings; Thence, continuing to sever said Rivergate Partners property with the center of said firewall, South 65 degrees 36 minutes 38 seconds West 62.55 feet; Thence, continuing to sever said Rivergate Partners property as follows: South 86 degrees 52 minutes 06 seconds West 56.39 feet to an iron rod (new), North 24 degrees 23 minutes 22 second West 475.94 feet to an iron rod (new), North 65 degrees 36 minutes 38 seconds East 657.13 feet to the westerly boundary line of Lot 1 on the plan of Laemmle Subdivision, of record in Plat Book 8250, Page 639 in said Register's Office; Thence with said boundary line and continuing with the westerly boundary lines of Lot 2 on the plan of Laemmle-Janson Subdivision, of record as Instrument No. 20001221-0125099, Lots 1 and 1A on the plan of the Resubdivision of Lot 1 Laemmle-Janson Subdivision, of record as Instrument No. 20030602- 0074362, in said Register's Office, and said Willamette Industries, Inc. property, South 24 degrees 22 minutes 48 seconds East 1104.58 feet to an iron rod (old); Thence, with said Willamette Industries, Inc.'s westerly boundary line, South 53 degrees 20 minutes 27 seconds East 472.86 feet to the Beginning containing 15.25 acres or 664,290 square feet, more or less.

TRACT 2:

Land situated in the 10th Councilmanic District of Nashville, Davidson County Tennessee and being a portion of Parcel 128.00 on Davidson County Tax Map 34-1 and being more particularly described as follows;

Beginning an existing iron pin in the northeast corner of Marangoni Tread North America, Inc of record in Instrument No. 2000821-0103035, Register's Office for Davidson County, Tennessee;

Thence, with the easterly line of Marangoni Tread North America, Inc. South 24°23'22" East, a distance of 10.00 feet to a P.K. nail (set);
Thence, with new severance lines for the next two (2) courses and distances:

Thence, South 65°35'25" West, a distance of 245.91 feet to a P.K. nail (set);

Thence, North 24°26'04" West, a distance of 10.00 feet to a P.K, nail (set) in the northerly line of Marangoni Tread North America, Inc.;

Thence, with the north line of Marangoni Tread North America, Inc. North 65°35' 25" East, a distance of 245.92 feet to the

point of beginning,

Containing 2,458.6 Square Feet or 0.06 of an Acre, more or less.

INCLUDED in this conveyance are the easements described in Instrument 20020607-0069831 and Instrument 20070918-0111611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ABP TN (Madison), LLC by Warranty Deed dated 02/17/2011 from Diamond Hill Plywood Company, Inc. of record in Instrument 20110222-0014470, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to ABP TN (Madison), LLC, a Delaware limited liability company by Quit Claim Deed dated 04/28/2011 from Marangoni Tread North America, Inc., a Delaware corporation of record in Instrument 20110428-0032617, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Title Exceptions

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

2. All matters as set forth per plat of record in Instrument 200709180111611 and boundary plat of record in Instrument 201011020087855, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, Page 965, Register's Office for Davidson County, Tennessee.

4. Railroad Easement of record in Book 2928, Page 567, Register's Office for Davidson County, Tennessee. Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

5. Deed of Conveyance of record in Book 4881, Page 853, Register's Office for Davidson County, Tennessee.

6. Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 5106, Page 555, Register's Office for Davidson County, Tennessee, as it affects the insured easement described in Instrument 20070918-0111611.

7. Deeds of Easements & Covenant Agreements of record in Book 7537, Page 401, Register's Office for Davidson County, Tennessee, as it affects the insured easement described in Instrument 20070918-0111611.

8. Declaration of Easements of record in Instrument 20020607-0069831, Register's Office for Davidson County, Tennessee.

9. Easements set forth in instrument of record in Instrument 20060331-0036909, Register's Office for Davidson County, Tennessee.

10. The following matters shown on ALTA/NSPS Land Title Survey prepared by Timothy R. Durr, PLS #3119, LMS Surveying Ltd., P.O. Box 65, Sharon Center, OH 44274, dated 11/05/2019, and last revised 12/19/2019 and designated as Drawing Number B-191002:

a. The chain link fence encroaches over the public drainage easement.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires