Karen Johnson Davidson County
Batch# 362106 DEEDWARRSP
02/24/2020 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $149,850.00
20200224-0020133

# SPECIAL WARRANTY DEED

FROM: CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE I, L.L.C.

TO: PR NASHVILLE INTERCHANGE PHASE I, LLC

---

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| PR Nashville Interchange Phase I, LLC<br>c/o PGIM Real Estate<br>7 Giralda Farms, 3rd Floor<br>Madison, NJ 07940<br>Attention: Steven Oliveira | (same) | Map 175, Parcel 17500022400 |

THIS INSTRUMENT PREPARED BY: Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, Attention: Greg Zimmerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Million Five Hundred Thousand and 00/100 Dollars ($40,500,000.00).

Affiant

Subscribed and sworn to before me, this the 21 day of February, 2020.

DORA MIRTZA RUGAMA
Notary ID #130086020
My Commission Expires
February 25, 2023

Notary Public
My Comm. Expires: February 25, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE I, L.L.C.**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **PR NASHVILLE INTERCHANGE PHASE I, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Subdivision Plat, DRG Interchange Center Subdivision, of record in Instrument No. 20190507-0042695, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to CH Realty VII-DRG Nashville Interchange Center, L.L.C., a Delaware limited liability company, by General Warranty Deed of record in Instrument No. 20170424-0039839, Register's Office for Davidson County, Tennessee, and subsequently conveyed to CH Realty VII-DRG Nashville Interchange Center Phase I, L.L.C., a Delaware limited liability company, by deed of record in Instrument No. 20171002-0100279, Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on October 2, 2017.

Together with the easements appurtenant to said land established by the Declaration of Covenants, Conditions and Restrictions for Interchange Center of record as Instrument No. 20190809-0079663, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A hereto.

This is improved property commonly known as 3818 Logistics Way, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 19 day of February, 2020, to be effective February 21ST, 2020.

GRANTOR:

**CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE I, L.L.C.**, a Delaware limited liability company

By: DRG Interchange Center, LLC, a Delaware limited liability company, its manager

By: _____
Name: James Love
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Manager of DRG Interchange Center, LLC, a Delaware limited liability company, the manager of CH Realty VII-DRG Nashville Interchange Center Phase I, L.L.C., a Delaware limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Manager of DRG Interchange Center, LLC, a Delaware limited liability company, the manager of CH Realty VII-DRG Nashville Interchange Center Phase I, L.L.C., a Delaware limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of February, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 03/08/22

VERONIKA WOLFKEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

## EXHIBIT A

## PERMITTED EXCEPTIONS

1. Taxes for the year 2020; a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20190507-0042695, Register's Office of Davidson County, Tennessee, as shown on the ALTA/NSPS survey prepared by GRS Group as Job No. 19-253, dated 11/28/19 (the "Survey").

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Interchange Center of record in Instrument No. 20190809-0079663, Register's Office of Davidson County, Tennessee.

4. Restrictive Covenant of record in Instrument No. 20170427-0041682, said Register's Office.

5. Subject to all matters shown on the Logistics Way Right-of-Way Dedication Plan of record as Instrument No. 20000810-0079247, said Register's Office, as shown on the Survey.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180111-003747, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 11661, page 623, said Register's Office, as shown on the Survey.

8. 5' street setback line shown on the Survey.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (is on paper)

STATE OF TENNESSEE NOTARY PUBLIC BRINA MATHIS WILLIAMSON COUNTY

202002240020133