Karen Johnson Davidson County
Batch# 423392 DEEDQC
06/23/2020 08:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200623-0067232

QUIT CLAIM DEED

OWNER/RESPONSIBLE TAXPAYER:

VCP Donelson, LLC, VCP Nashville LLC, VCP Nashville II, LLC and VCP Nashville III, LLC, as tenants in common
2110 Powers Ferry Road, Suite 150
Atlanta, Georgia 30339

Map and Parcel # 096-00-0-054.00

Submitted by: First American Title Insurance Company
50 S. 16th St, Ste 2600
Philadelphia, PA 19102
NCS-896733-PHIL

THIS INSTRUMENT PREPARED BY:

Schiff Hardin LLP
1185 Avenue of the Americas, Suite 3000
New York, New York 10036
Attention: Marina Rabinovich, Esq.

RETURN TO:

Byron B. Howell, Esq.
Byron B. Howell, P.A.
10332 Green Links Drive
Tampa, Florida 33626

KNOW ALL MEN BY THESE PRESENTS, that Commerce Center TN Land L.P., a Delaware limited partnership, party of the first part, in consideration of Ten and no/100 Dollars ($10.00) lawful money of the United States paid by VCP Donelson, LLC, VCP Nashville, LLC, VCP Nashville II, LLC and VCP Nashville III, LLC, each a Tennessee limited liability company, as tenants in common, with an address at 2110 Powers Ferry Road, Suite 150, Atlanta, Georgia 30339, party of the second part, does hereby bargain, sell, remise, release and quitclaim unto the party of the second part, its successors and assigns, all of the party of the first party's right, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

(Please see Exhibit A attached hereto.)

Being the property conveyed to party of the first part by quit claim deed recorded under Instrument No. 2006 0424-0046738 in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH, any and all other rights, privileges, entitlements, credits or other forms of property associated with the real estate and owned by party of the first part, if any.

[Signature Page Follows]

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by its duly authorized officer as of the 12 day of ~~May~~ June, 2020.

COMMERCE CENTER TN LAND L.P.,
a Delaware limited partnership

By: SAP IV Commerce Center TN Land NF GP L.L.C., a Delaware limited liability company, its General Partner

By: SAP IV Manager Inc., a Delaware corporation, its non-member manager

By: _____
Name: Greg Katz
Its: Treasurer

STATE OF NEW YORK §
§
COUNTY OF NASSAU §

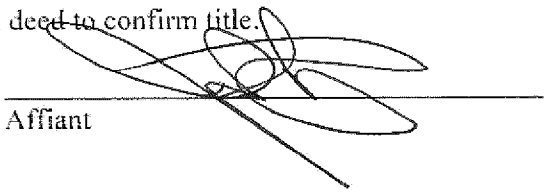
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Greg Katz with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Treasurer of SAP IV Manager, Inc., a Delaware corporation, authorized non-member manager of SAP IV Commerce Center TN Land NF GP L.L.C., a Delaware limited liability company, the General Partner of COMMERCE CENTER TN LAND L.P., a Delaware limited partnership, the within named bargainor, and that he as such Treasurer of such non-member manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as non-member manager of the General Partner of the limited partnership.

KENNETH S. HOROWITZ
Notary Public, State of New York
No. 02H05016637
Qualified in Nassau County
Commission Expires August 16, 2021

_____
Notary Public
Name of Notary: Kenneth S. Horowitz
My Commission Expires: 8/16/21

[Signature Page to Quit Claim Deed]

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $00.00, as this is a quitclaim deed to confirm title.



Affiant

Subscribed and sworn to before me this
12th day of June, 2020.

Notary Public

My Commission Expires: _____

Commonwealth of Pennsylvania - Notary Seal
Michele St. Cyr Ingersoll, Notary Public
Philadelphia County
My commission expires September 9, 2022
Commission number 1077129
Member, Pennsylvania Association of Notaries

[Signature Page to Quit Claim Deed]

EXHIBIT A

Being a tract of land lying in the 1st Civil District of Davidson County, Nashville, Tennessee, and being further identified as a portion of Lot 2 on the Larchwood Commercial Subdivision-Section Three as recorded in Plat Book 5200, Page 389 in the Register's Office of Davidson County, Tennessee (R.O.D.C.TN). Bounded on the north by the southerly margin of Stewarts Ferry Pike, bounded on the east by the westerly margin and Controlled Access Fencing of Interstate 40 (westbound), bounded on the south by the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN), bounded on the west by the easterly margin of McCrory Creek Road, said tract being more particularly described as follows:

BEGINNING at an Iron Rod (Set) at the southeast intersection of the easterly margin of McCrory Creek Road, and the southerly margin of Stewarts Ferry Pike;

Thence with the southerly margin of Stewarts Ferry Pike the following two (2) courses:

Thence, South 75°40'53" East, 226.09 feet to an existing Concrete Monument (Found);

Thence, South 77°46'53" East, 497.83 feet to an existing Iron Rod (Found);

Thence, leaving the southerly margin of Stewarts Ferry Pike, South 15°09'58" West, 97.00 feet to an existing Iron Rod (Found);

Thence, with the Controlled Access for Interstate 40 the following two (2) courses:

Thence, South 71°29'37" East, 98.35 feet to an existing Concrete Monument (Found);

Thence, South 73°50'37" East, 366.65 feet to an existing Iron Rod (Found) in the westerly margin of Interstate 40, said existing Iron Rod (Found) being the northeast corner of the tract described herein;

Thence, with the westerly margin, and continuing with the Controlled Access of Interstate 40, South 34°47'08" West, 288.00 feet to an existing Concrete Monument (Found);

Thence, continuing with the westerly margin, and continuing with the Controlled Access, and

Controlled Access Fencing of Interstate 40, South 12°24'07" West, 460.57 feet to an existing Concrete Monument (Found), said existing Concrete Monument (Found) being the most easterly corner of the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN), and being the southeast corner of the tract described herein;

Thence, leaving the westerly margin, and Controlled Access/Fencing of Interstate 40 with common lines with the Albany Road-CCE Nashville, LLC Property, as recorded in Instrument

Number 20160823-0088045 (R.O.D.C.,TN), further identified as Lot 1 on the Larchwood Commercial Subdivision, Revision Lot No 1-Section Three as recorded in Plat Book 5200, Page 519 (R.O.D.C.,TN) the following four (4) courses:

Thence, North 41°05'44" West, 574.54 feet to an existing Iron Rod (Found);

Thence, South 88°59'36" West, 440.00 feet to an existing Iron Rod (Found);

Thence, South 46°59'37" West, 400.00 feet to an existing Iron Rod (Found);

Thence, North 43°00'23" West, 335.00 feet to an existing P.K.Nail (Found) in the easterly margin of McCrory Creek Road and the beginning of a curve to the left;

Thence with the easterly margin of McCrory Creek Road the following five (5) courses:

Thence with a curve to the left having a central angle of 17°12'32", a radius of 266.22 feet, a length of 79.96 feet, and a Chord Bearing and Distance of North 43°54'31" East, 79.66 feet to an Iron Rod (Set);

Thence, North 35°18'14" East, 302.61 feet to an Iron Rod (Set);

Thence, North 39°55'14" East, 62.12 feet to an existing Iron Rod (Found), and the beginning of a curve to the left;

Thence with said curve to the left having a central angle of 07°30'22", a radius of 2,606.85 feet, a length of 341.51 feet, and a Chord Bearing and Distance of North 31°33'03" East, 341.27 feet to an Iron Rod (Set);

Thence, North 38°49'10" East, 44 00 to the POINT OF BEGINNING.

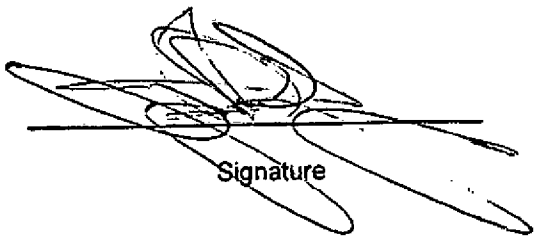
Tract contains 819,573 square feet, or 18.81 Acres, more or less.

Bearings based on the Tennessee State Plane Coordinate System.

Consisting of unimproved property and commonly known as 600 Stewarts Ferry Pike, Nashville, Tennessee 37214.

NY\54361963.2

I, Jessica Selway, 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 Pennsylvania
County of Philadelphia

Personally appeared before me, Latasha Biddle, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commonwealth of Pennsylvania - Notary Seal
Latasha S. Biddle, Notary Public
Philadelphia County
My commission expires December 27, 2021
Commission number 1280972
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: 12/27/21.

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).