Karen Johnson Davidson County
Batch# 429902 DEEDWARR
07/01/2020 03:55:31 PM 6 pgs
Fees: $33.00 Taxes: $44,400.00
20200701-0071576

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Oak HC/FT Partners III Real Estate AcquisitionCo, LLC c/o Oak HC/FT Partners III, L.P. 3 Pickwick Plaza Greenwich, CT 06830	Same	107-1/18 107-1/20 107-1/23 107-1/49

THIS INSTRUMENT PREPARED BY: Tonya W. Scharf, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LAAGER INVESTMENTS, INC., a California corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto OAK HC/FT PARTNERS III REAL ESTATE ACQUISITIONCO, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 1845 Elm Hill Pike, Nashville, TN.

Said property is conveyed subject to the matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of July, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LAAGER INVESTMENTS, INC.

By: Thomas M Gray
Name: Thomas M. Gray
Title: President

STATE OF TN)
COUNTY OF Clay)

Personally appeared the undersigned, a Notary Public in and for the State and County aforesaid, **Thomas M. Gray**, the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the within instrument for the purposes therein contained and who is the President of Laager Investments, Inc., a California corporation, and is authorized by said corporation to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 30th day of June, 2020.

Renee Gray
Notary Public

My Commission Expires: 12.16.2020

RENEE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

4811-1328-4033

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $12,000,000.00.

Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public

My Commission Expires: 3-19-2023

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 19, 2023

4811-1328-4033

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the Intersection of Elm Hill Pike and Appleton Drive.

Being Lot No. 49 as shown on the Plan of Metropolitan Industrial Park, Section 41 revised, of record in Plat Book 4595, page 186; Lot No. 52 as shown on the Plan of Metropolitan Industrial Park, Section 44, of record in Plat Book 4715, page 49; and Lots No. 1A and 1B as shown on the Plan of Resubdivision of Metropolitan Industrial Park, Phase Two, Section One, of record in Plat Book 7900, page 118, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a concrete monument at the south end of the return in the southeast quadrant of the intersection of Elm Hill Pike and Appleton Drive;

Thence, with said return and a curve concave to the east having a radius of 50.00 feet, a central angle of 93 deg. 25' 00" and a chord of N 83 deg. 14' 30" E, 72.79 feet for an arc length of 81.52 feet to an iron pin in the southerly margin of Appleton Drive;

Thence, with said margin S 50 deg. 03' 00" E, 281.68 feet to an iron pin;

Thence, with a curve concave to the north having a central angle of 16 deg. 04' 20", a radius of 602.96 feet and a chord of S 58 deg. 05' 10" E, 168.58 feet for an arc length of 169.14 feet to an iron pin;

Thence, with the west line of South Central Bell of record in Book 4810, page 822, R.O.D.C., S 23 deg. 52' 40" W, 252.32 feet to an iron pin;

Thence, with the west line of G-M Joint Venture of record in Book 7947, page 91, R.O.D.C., S 23 deg. 54' 00" W, 322.38 feet to an iron pin;

Thence, with the west line of said G-M Joint Venture and Machinists Building, Inc., of record in Book 5737, page 27, R.O.D.C., S 27 deg. 38' 00" E, 414.38 feet to an iron pin in the north margin of Airlane Drive;

Thence, with said margin, S 62 deg. 22' 00" W, 60.00 feet to a P.K. spike;

Thence, leaving said margin with the east line of Airlane Investors, LLC, of record in Book 10792, page 977, R.O.D.C., N 27 deg. 38' 00" W, 366.70 feet to an iron pin;

Thence with the north line of said Airlane Investors, LLC, and Robert J. Taylor of record in Book 4842, page 901, R.O.D.C., N 70 deg. 45' 56" W, 517.65 feet to a concrete monument in the easterly margin of Elm Hill Pike;

Thence, with said margin N 21 deg. 27' 00" E, 394.02 feet to an iron pin;

Thence, with a curve concave to the east having a central angle of 15 deg. 05' 00", a radius of 1392.39 feet and a chord of N 28 deg. 59' 30" E, 365.49 feet for an arc length of 366.55 feet to the Point of Beginning, containing 401,997 square feet or 9.23 acres, more or less.

Being the same property conveyed to Laager Investments, Inc., by deed recorded in Instrument 20031112-0165828, Register's Office for Davidson County, Tennessee.

The source of this description is survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated 9/29/03, file No. 6067-59, William C. Cockrill, TRLS No. 1401.

EXHIBIT B

Exceptions

1. Taxes for the year 2020, a lien, which are not yet due and payable. Tax Parcel Nos. 107-1/18; 107-1/20; 107-1/23; and 107-1/49.
2. Subject to all matters shown on Plat recorded in Book 7900, page 118 and Certificate of Correction recorded in Book 8138, page 385.
3. Subject to all matters shown on Plat recorded in Book 4595, page 186.
4. Subject to all matters shown on Plat recorded in Book 4715, page 49.
5. Right of way easement of record in Book 4947, page 563, Register's Office for Davidson County, Tennessee, by and between East Park, a Joint Venture and Colonial Pipeline Company, a Delaware corporation.
6. Right of way easement of record in Book 3674, page 227, said Register's Office, by and between William A. Strasser and wife, Minnie Lee Strasser and Colonial Pipeline Company.
7. TVA Easement as set out in Book 1298, page 301, in said Register's Office.