Karen Johnson Davidson County
Batch# 459444 DEEDQC
08/18/2020 03:37:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200818-0092995

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

FROM: THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee ("Grantor")

TO: FDS CROSSINGS, LLC, a Delaware limited liability company ("Grantee")

Map Number: 163
Parcel Number 346

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:
FDS Crossings, LLC 1001 19th Street North, Suite 1401 Arlington, Virginia 22209	FDS Crossings, LLC 1001 19th Street North, Suite 1401 Arlington, Virginia 22209

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

Affiant

ANN MARIE CHARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me, this 13th day of August, 2020.

Notary Public

My Commission Expires: 7-9-2024

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee (the "Grantor") does quitclaim unto FDS CROSSINGS, LLC., a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and

incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 5720 Crossings Boulevard, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE ON FOLLOWING PAGE]

Witness my hand this 12th day of August, 2020.

GRANTOR:

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee

By: Ginger Hausser

Name: Ginger HAUSSER

Title: Chair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sharon Wiggs, a Notary Public of said County and State, personally appeared Ginger Hausser, 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 Chair of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the within named bargainor, a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and that he/she as such Chair executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Chair.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12th day of August, 2020.

Sharon Wiggs
Notary Public

My Commission Expires: 1/3/2023

SHARON WIGGS
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 3, 2023
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Being a certain tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and bounded generally by Hickory Hollow, Ltd. In the north, Crossings Blvd. in the east, Billernie Properties, LLC., in the south and Interstate 24 in the west, and being Lot No. 2 as shown on the Plan of The Crossings at Hickory Hollow, Phase II, of record in Book 9700, pages 511-512, as corrected by Surveyor's Certificate of Correction in Book 10728, page 740, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod at the southeast corner of the Hickory Hollow, Ltd. Property (Deed Book 7034, page 488) and in the west margin of Crossings Boulevard;

Thence, with the westerly margin of Crossings Boulevard, along a curve to the left having a central delta angle of 23 deg. 28 min. 09 sec., a radius of 2341.83 feet, an arc length of 959.25 feet, and a chord bearing and distance of South 29 deg. 21 min. 47 sec. East, 952.56 feet to an iron rod set at the northeast corner of Billernie Properties, LLC., (Deed Instrument No. 201206010047522); Thence, with the north line of Billernie Properties, LLC., South 45 deg. 08 min. 44 sec. West, 403.63 feet to an .X. in a rock in the easterly right-of-way of the Interstate 24 off-ramp to Hickory Hollow Parkway;

Thence with the easterly right-of-way of the Interstate 24 off-ramp for the next seven calls:

North 41 deg. 47 min. 27 sec. West 29.34 feet to an existing iron rod; Thence along a curve to the left having a central delta angle of 03 deg. 55 min. 18 sec., a radius of 5899.58 feet, an arc length of 403.81 feet, and a chord bearing and distance of North 43 deg. 38 min. 09 sec. West, 403.73 feet to an existing iron rod;

Thence North 45 deg. 50 min. 15 sec. West, 101.55 feet to an existing iron rod;

Thence North 36 deg. 45 min. 39 sec. West, 119.48 feet to an existing iron rod;

Thence North 28 deg. 24 min. 36 sec. West, 144.53 feet to an existing concrete monument;

Thence North 24 deg. 22 min. 22 sec. West, 400.00 feet to an existing concrete monument;

Thence North 32 deg. 00 min. 06 sec. West, 101.51 feet to an existing iron rod at the southwest corner of the aforementioned Hickory Hollow, Ltd;

Thence with the south line of Hickory Hollow, Ltd., South 84 deg. 01 min. 53 sec. East, 295.48 feet to an existing iron rod;

North 71 deg. 04 min. 42 sec. East, 270.48 feet to the point of beginning and containing 508,690 square feet, or 11.68 acres, more or less. Described according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc. dated November 5, 2014, last revised December 2, 2014, Job No. 14168.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed from FDS Crossings, LLC, a Delaware limited liability company, of record as Instrument No. 20160205-0011279, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of No Build Area, of record in Book 10722, page 114, Register's Office for Davidson County, Tennessee.