Karen Johnson Davidson County
Batch# 464802 DEEDWARRSP
08/26/2020 03:39:30 PM 8 pgs
Fees: $43.00 Taxes: $234,765.00
20200826-0096936

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.
Legal Department Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	Apex Glassworks, LLC c/o Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	521 & 545 Great Circle Road Nashville, Tennessee	Controller Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	07011000100

SPECIAL WARRANTY DEED

by and between

Accent Metrocenter, LP, a Tennessee limited partnership
("Grantor")

and

Apex Glassworks, LLC, a Delaware limited liability company
("Grantee")

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319
7-01121

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.
Legal Department Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	Apex Glassworks, LLC c/o Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	521 & 545 Great Circle Road Nashville, Tennessee	Controller Alpha Capital Partners, LLC 44 Abele Road, Beacon 1, Suite 304 Bridgeville, PA 15017	**07011000100**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 24th day of August, 2020, by and between **Accent Metrocenter, LP**, a Tennessee limited partnership whose address is c/o Westplan Investors, 3175 Northside Parkway, Building 400, Suite 375, Atlanta, Georgia 30327 (hereinafter "Grantor"), and **Apex Glassworks, LLC**, a Delaware limited liability company whose address is c/o Alpha Capital Partners, LLC, 44 Abele Road, Beacon 1, Suite 304, Bridgeville PA 15017 (hereinafter "Grantee");

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being the same real estate conveyed to Grantor by Special Warranty Deed of record as instrument number 20181012-0101507 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B,"** attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee, its successors and assigns, that title to aforesaid real estate Grantor, its successors and assigns, will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319

7-01121

through its duly authorized partner on this the day and year first above written.

ACCENT METROCENTER, LP,
a Tennessee limited partnership

By: Accent Metrocenter GP, LLC,
a Georgia limited liability company
its Sole General Partner

By: Westplan Investors Group GP, LLC, a Georgia limited liability company, its Manager

By: C. Robert Carter II (SEAL)
Name: C. Robert Carter II
Title: Manager

STATE OF Georgia)
COUNTY OF Cobb)

Before me a Notary Public in and for the state and county aforesaid, personally appeared C. Robert Carter II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein stated; and who further acknowledged that he is the Manager of Westplan Investors Group GP, LLC, which is the Manager of Accent Metrocenter GP, LLC, the Sole General Partner of Accent Metrocenter, LP, the Grantor, and that he is duly authorized to execute this instrument on behalf of Grantor

Witness my hand and seal, at office, this 19th day of August, 2020.

Annette Marie Stawasz
Notary Public

My Commission Expires: 01/31/2021

ANNETTE MARIE STAWASZ
Notary Public, Georgia
Cobb County
My Commission Expires
January 31, 2021

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $63,450,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

APEX GLASSWORKS, LLC, a Delaware limited liability company

By: _____(Seal)
Name: Akinjide A. Pamuagun
Title: Authorized Signer

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2020.

_____
Notary Public

My Commission Expires:
June 7, 2021

Commonwealth of Pennsylvania - Notary Seal
April Drap, Notary Public
Allegheny County
My commission expires June 7, 2021
Commission number 1314378
Member, Pennsylvania Association of Notaries

Exhibit A

LEGAL DESCRIPTION

THAT CERTAIN TRACT or parcel of land lying and being in the 2nd District of Davidson County, Nashville, Tennessee, and being Lot 30 of Metrocenter, Resubdivision of Lot 30, Section II and Lot 32, Section 20 as recorded in Instrument No. 20200820-0093859, Register's Office of Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020, a lien not yet due and payable.
2. All those matters as disclosed by that certain plat recorded in Instrument No. 20200820-0093859, aforesaid Records.
3. Restrictive Covenant in favor of Arby's, Inc. of record in Book 9382, Page 56, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant in favor of Taco Bell Corp., of record in Book 9420, Page 176, Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, Page 952, as amended in Book 10602, Page 499, and as affected by Waiver in Instrument No. 200605310063833, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Restrictive Covenants of record in Book 4784, Page 659, as amended by Amendment to Protective Covenants and Waiver of Repurchase Right for Metrocenter Tracts, of record in Book 11503, Page 607, Register's Office for Davidson County, Tennessee.
7. . ALTA/NSPS Land Title Survey To Chicago Title Insurance Company; Apex Glassworks, LLC, a Delaware limited liability company; Calloway Title and Escrow, LLC; Apex Glassworks Mezz, LLC, a Delaware limited liability company; BSPRT CMBS Finance, LLC; BSPRT CRE Finance, LLC; Accent Metrocenter, LP; and each of their respective successors and assigns; and CREsurveys, LLC", prepared by CREsurveys, LLC, bearing the seal and certification of William P. I. Smith, Tennessee Registered Land Surveyor No. 2093, dated June 10, 2020, last revised August 24, 2020.

Tract 2:

1. Taxes for the year 2020, a lien not yet due and payable.
2. Restrictive Covenants of record in Book 4784, Page 659, Book 4829, Page 722, Book 5225, Page 112, Book 5225, Page 120, Book 5242, Page 389, Book 5792, Page 787, Book 7012, Page 61, and Book 7012, Page 62, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants in favor of Arby's of record in Book 9382, Page 56, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants in favor of Taco Bell Corp. of record in Book 9420, Page 176, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions in favor of MetroCenter Improvements Association of record in Book 7487, Page 952_as amended in Book 10602, Page 499, in the Register's Office for Davidson County, Tennessee.

6. Deed of Declaration of Easements of record in Book 6281, Page 307, in the Register's Office for Davidson County, Tennessee.

7. Lack of direct access to Interstate I-24, a limited access highway.

8. ALTA/NSPS Land Title Survey To Chicago Title Insurance Company; Apex Glassworks, LLC, a Delaware limited liability company; Calloway Title and Escrow, LLC; Apex Glassworks Mezz, LLC, a Delaware limited liability company; BSPRT CMBS Finance, LLC; BSPRT CRE Finance, LLC; Accent Metrocenter, LP; and each of their respective successors and assigns; and CREsurveys, LLC", prepared by CREsurveys, LLC, bearing the seal and certification of William P. I. Smith, Tennessee Registered Land Surveyor No. 2093, dated June 10, 2020, last revised August 24, 2020.

I, David W. Dudley, 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 GEORGIA

COUNTY OF DEKALB

Personally appeared before me, Darryl Fred Tumlin Jr., a notary public for this county and state, David W. Dudley, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 08-15-2023.

Notary's Seal (If on paper)

