Karen Johnson Davidson County
Batch# 477088 DEEDWARRSP
09/16/2020 02:22:30 PM 7 pgs
Fees: $38.00 Taxes: $138,292.61
20200916-0106014

4th

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Starwood Real Estate Income Trust 591 West Putnam Avenue Greenwich, Connecticut 06830	Map/Par. 135-00-0-442.00 135-00-0-443.00	Same
This instrument prepared by: Bradley Arant Boult Cummings, LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY-SEVEN MILLION THREE HUNDRED SEVENTY-SIX THOUSAND THREE HUNDRED EIGHTY and No/100 DOLLARS ($37,376,380.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fidelity National Title Insurance Company
By: [signature]
Affiant

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

SUBSCRIBED AND SWORN TO before me, this the 15 day of September, 2020.

[signature]
Notary Public
My Commission Expires: 0824-2024

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AIRPORT LOGISTICS, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **SREIT NASHVILLE INDUSTRIAL PARK 1, L.L.C.,** a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantor as of the date hereof.

This is improved property located at 1922 Old Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee of the Property, that Grantor has a good right to sell and convey the same, and that the Property is free from all encumbrances made or suffered by Grantor, except as to matters set forth on Exhibit B attached to and incorporated herein, or to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend

the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

[*Execution Appears on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Deed on the 15 day of September, 2020.

GRANTOR:

AIRPORT LOGISTICS, LLC, a Tennessee limited liability company

By: _____
Allen Arender, Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of the state and county aforementioned, Allen Arender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Vice-President of AIRPORT LOGISTICS, LLC, Tennessee limited liability company, the maker or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of September, 2020.

[SEAL] TARA L. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

Tara L Mason
NOTARY PUBLIC
Printed Name: Tara L Mason

A Resident of Davidson County

My Commission Expires: 10/2/23

EXHIBIT A

LEGAL DESCRIPTION

Lots 3 and 4 of the Plat of Airport Logistics Subdivision recorded as Instrument Number. 20190507-0042704, Register's Office for Davidson County, Tennessee

TOGETHER WITH appurtenant easements as set forth in Declaration of Easements, Covenants, Conditions and Restrictions for Airport Logistics Park of record in Instrument Number 202009160106012, Register's Office for Davidson County, Tennessee.

Derivation references:

Instrument Nos. 20160418-0037306, 20160418-0037307, 20160418-0037310, 20160428-0041283, 20160418-0037311, and 20160428-0041284, Register's office for Davidson County, Tennessee.

EXHIBIT B

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

2. The Plan of record as Instrument Number 20190507-0042704, Register's Office of Davidson County, Tennessee, indicates the following:
   a. 30' stream buffer and 60' stream buffer
   b. 50' private access and public utility easement
   c. 100' wide TVA easement
   d. Transmission line easement and transmission line tower
   e. Colonial pipe line easement
   f. AT&T easement for systems communications
   g. 20' public water easement
   h. 20' public utility easements
   i. 60' public utility easements
   j. Storm sewer lines and catch basins
   k. Ingress and egress rights in favor of Metro Water Services
   l. Gas line easements
   m. Bioretention areas and drainage ponds
   n. Public utility easement
   o. 30' public utility easement

3. Restrictive covenants contained in record in Book 10215, page 768 and re-recorded in Instrument Number 20000407-0035220 and Instrument Number 20000413-0037341, Register's Office for Davidson County, Tennessee

4. Avigation Easement of record in Book 6042, page 901, Register's Office for Davidson County, Tennessee

5. Easement to Tennessee Power Company of record in Book 437, page 3, Register's Office for Davidson County, Tennessee

6. Easement to Tennessee Power Company of record in Book 437, page 4, Register's Office for Davidson County, Tennessee

7. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3648, page 64, Register's Office for Davidson County, Tennessee

8. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3670, page 479, as amended in Amendment to Easement of record in Book 4336, page 972 and in Second Amended Right of Way Easement of record in Book 4590, page 251, Register's Office for Davidson County, Tennessee

9. Right-of-Way Easement of record in Book 4582, page 22, Register's Office for Davidson County, Tennessee

10. Transmission Line Easement of record in Book 1229, page 348, Register's Office for Davidson County, Tennessee

11. Transmission Line Easement of record in Book 1260, page 346, Register's Office for Davidson County, Tennessee

12. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160825-0088947, Register's Office for Davidson County, Tennessee

13. Easement granted unto BellSouth Telecommunications, Inc. of record in Instrument Number 20180803-0076370, Register's Office for Davidson County, Tennessee (as to easement tract)

14. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200311-0027437, Register's Office for Davidson County, Tennessee (as to easement tract)

15. Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument Number 20200408-0037159, in the Register's Office for Davidson County, Tennessee (as to easement tract)

16. Relocated cemetery located on Lot 3 of the Plat of record in Instrument Number 20190507-0042704 and all right, title and interest of others in and to that cemetery, and rights of ingress and egress to the cemetery from a public road

17. Rights of tenants, as tenants only, under unrecorded leases or occupancy agreements, with such parties having no options to purchase or other rights to acquire all or any portion of the Property

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

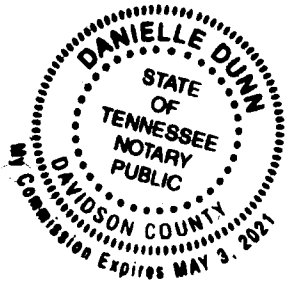
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

202009160106014