Karen Johnson Davidson County
Batch# 506231 DEEDWARRSP
10/30/2020 03:42:30 PM 6 pgs
Fees: $33.00 Taxes: $41,719.40
20201030-0127273

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
CIP18 ARC Nashville Owner, LLC
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016

SEND TAX BILLS TO:
CIP18 ARC Nashville Owner, LLC
2525 E. Camelback Road, Suite 500
Phoenix, Arizona 85016

MAP-PARCEL
093-15-0-011.00

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, **GREENSBORO I, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CIP18 ARC NASHVILLE OWNER, LLC**, a Delaware limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 804 4th Avenue South, Nashville, Tennessee 37210.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 30 day of October, 2020.

GREENSBORO I, L.P., a Tennessee limited partnership

By: GL Holdings LLC, General Partner

By: _____
L.A. Green III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L.A. Green III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of GL Holdings, LLC, a Tennessee limited liability company, which is the General Partner of GREENSBORO I, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of GL Holdings, LLC by himself as President, as the general partner of Greensboro I, L.P.

WITNESS my hand, at office, this 29th day of October, 2020.

_____
NOTARY PUBLIC

My Commission Expires:
3/8/2021

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $11,275,514.00.

Affiant

Subscribed and sworn to before me
this 30 day of October, 2020.

Notary Public
My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a parcel of land in the Nineteenth Councilmanic District (formerly the 1st Civil District) of Nashville, Davidson County, Tennessee, bounded on the south by Lafayette Street, on the East by 3rd Avenue South and on the West by 4th Avenue South.

Beginning at a point in the westerly margin of 3rd Avenue South, 108.02 feet from the southerly margin of Ash Street;

Thence, with 3rd Avenue South, S 30 degrees 58' E, 188.67 feet;

Thence, leaving said Avenue, S 58 degrees 44' W, 145.29 feet to the center of a closed alley;

Thence, with said alley, S 30 degrees 37' E, 44.31 feet to Lafayette Street;

Thence with said Street, N 70 degrees 17' W, 208.49 feet to the beginning of a curve to the right;

Thence, with said curve, having a central angle of 39 degrees 25' 20", a radius of 41.00 feet and a distance of 28.21 feet to a point in the easterly margin of 4th Avenue South;

Thence, with 4th Avenue South, N 30 degrees 52' W, 163.75 feet to the southern right of way margin of Ash Street;

Thence with said margin N 58 degrees 55' E 138.25 feet;

Thence, S 30 degrees 37' E 117.99 feet;

Thence, N 58 degrees 54' E 149.13 feet to the point of beginning containing 64,530 square feet or 1.48 acres, more or less, described according to the ALTA/ACSM Boundary & Site Improvement Survey, dated February 5, 2003, last revised March 17, 2010, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212, Job No. 10-017.

Being a portion of the same property conveyed to Greensboro I, a Tennessee general partnership, by Deed from PS Business Parks, L.P., a California limited partnership, of record in Instrument No. 20030617-0083711, Register's Office for Davidson County, Tennessee, dated June 17, 2003. Pursuant to Certificate of Merger, of record in Instrument No. 20050310-0026854, Register's Office for Davidson County, Tennessee, the said Greensboro I, a Tennessee general partnership, became known as Greensboro I, L.P., a Tennessee limited partnership.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Subject to street closing and any easement(s) retained in Ordinance No. 70-1071, filed with the Metropolitan Clerk's Office for The Metropolitan Government of Nashville and Davidson County, Tennessee.

3. The following matters shown on the plat of survey by G. Scott Carter, Tenn. RLS No. 2391, with Clint Elliott Survey, dated September 6, 2019, last revised August 6, 2020 and designated as Project ID: 4th Ave S 804:

   a) Overhead Power Lines crossing Southwestern portion of property

   b) Overhead Power Lines crossing Northwest portion of property

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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 Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

