Karen Johnson Davidson County
Batch# 555731 DEEDWARRSP
01/19/2021 08:17:30 AM 9 pgs
Fees: $48.00 Taxes: $13,875.00
20210119-0007430

This Instrument Prepared By:
Katten Muchin Rosenman LLP
525 W. Monroe Street
201 West Street
Chicago, Illinois 60661
Attn: Jason Gorczynski, Esq.

Name and Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terminal Logistics II FXG Ground SPE, LLC c/o Realterm 201 West Street Annapolis, Maryland 21401 Attn: Stephen Panos	Same	049-00-0-326.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee (as defined below), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CALEAST NAT, LLC**, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby sell, transfer and convey unto **TERMINAL LOGISTICS II FXG GROUND SPE, LLC**, a Delaware limited liability company ("**Grantee**"), and its successors and assigns, the following described real estate, situated and being in the F Civil District of the City of Nashville, County of Davidson, State of **Tennessee**, to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein fully by reference.

This is improved property located at: 3301 Knight Drive, Nashville, Tennessee, Davidson County, Tennessee 37207.

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

The said Grantor hereby covenants that Grantor is lawfully seized in fee simple of the aforedescribed Property; that Grantor has good right to sell and convey the Property; that

the Property is conveyed subject to each of the matters set forth on **Exhibit B** attached hereto and incorporated herein fully by reference (the "Permitted Exceptions"); and that, subject to and excluding the Permitted Exceptions, the title to the Property Grantor warrants and forever defends to Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under Grantor, but not otherwise.

Notwithstanding anything to the contrary as may be set forth herein, Grantor expressly disclaims and does not represent or warrant the accuracy of any square footage or acreage amounts with respect to the Property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Signature Page to Follow]

WITNESS the signature of Grantor by its authorized representative this 30th day of December, 2020.

CALEAST NAT, LLC, a Delaware limited liability company

By: CenterPoint Properties Trust, a Maryland real estate investment trust, its Sole Member

By: _____
Name: Rick A. Mathews
Title: Senior Vice President, General Counsel

By: _____
Name: Brian M. Sheehan
Title: Senior Vice President, Controller

STATE OF ILLINOIS)
) ss:
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Rick A. Mathews, Senior Vice President, General Counsel the _____ of CenterPoint Properties Trust, a Maryland real estate investment trust, the sole member of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 22 day of December, 2020.

Notary Public: Megan A Nutley

Commission Expiration:
11-23-24

OFFICIAL SEAL
Megan A. Nutley
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 23, 2024

STATE OF ILLINOIS)
) ss:
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Brian M. Sheehan, Senior Vice President, Controller, the _____ of CenterPoint Properties Trust, a Maryland real estate investment trust, the sole member of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 22 day of December, 2020.

Notary Public: Megan A Nutley

Commission Expiration:
11-23-24

OFFICIAL SEAL
Megan A. Nutley
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 23, 2024

AFFIDAVIT OF CONSIDERATION

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 3,750,000 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 22 day of December, 2020.

Notary Public

My Commission Expires: 11-23-24

OFFICIAL SEAL
Megan A. Nutley
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 23, 2024

[NOTARY SEAL]

EXHIBIT A
Legal Description of Property

Being a parcel of land in Nashville, First Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located in the Northeastwardly quadrant of the intersection of Knight Road and Briley Parkway, being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. dated January 19, 1995 bearing file number 14136-00.

Beginning at the point of intersection of the Easterly right-of-way of Knight Road and the Northerly right-of- way of Briley Parkway; thence with said right-of-way of Knight Road, North 06 degrees 29 minutes 22 seconds East 34.13 feet to a point, being the Southwesterly corner to the property deeded to William B. Armstrong, et ux. of record in Book 4915 Page 741, R.O.D.C.; thence, leaving said Knight Road with Armstrong's Southerly line, South 82 degrees 57 minutes 04 seconds East 175.65 feet to the Southeasterly corner of said property; thence, with Armstrong's Easterly boundary, North 06 degrees 29 minutes 22 seconds East 130.00 feet to the Northeasterly corner of said property; thence with Armstrong's Northerly boundary, North 82 degrees 57 minutes 04 seconds West 175.65 feet to a point in the Easterly right-of-way of said Knight Road; thence with said right-of-way North 06 degrees 12 minutes 40 seconds East 186.31 feet to a point, corner to Clay I. Sanders Family Trust of record in Book 8880 Page 230, R.O.D.C.; thence leaving said Knight Road with boundaries to Sanders, Yates, Brookside Manor Subdivision, and Willow Trace Subdivision, North 57 degrees 59 minutes 18 seconds East 1906.66 feet to an existing iron pin, the Southwesterly corner of the property deeded to Julia R. White and husband of record in Book 2336 Page 415, R.O.D.C.; thence with the Southerly boundary to said property, North 59 degrees 02 minutes 32 seconds East 607.74 feet to a point; thence continuing with said property South 84 degrees 52 minutes 05 seconds East 255.09 feet to a point; thence South 82 degrees 53 minutes 40 seconds East 403.25 feet to a point, the Southeasterly corner to said property; thence with the Easterly boundary to said property, North 07 degrees 36 minutes 14 seconds East 129.98 feet to a point; thence leaving said property North 90 degrees 00 minutes 00 seconds East 2039.61 feet to a point in the Westerly right-of-way of the Interstate 24/Briley Parkway Interchange; thence with the said right-of- way with a curve to the right 31.28 feet to a point said curve having a radius of 337.00 feet, a central angle of 05 degrees 19 minutes 05 seconds a tangent distance of 15.65 feet and a chord of South 47 degrees 28 minutes 12 seconds West 31.27 feet; thence with said right-of-way of Briley Parkway the following calls: South 50 degrees 07 minutes 44 seconds West, 379.00 feet to a concrete highway monument; South 48 degrees 40 minutes 00 seconds West 199.06 feet to a point; South 28 degrees 51 minutes 13 seconds West 453.68 feet to a concrete highway monument; with a curve to the right, 228.90 feet to a concrete highway monument, said curve having a radius of 305.00 feet, a central angle of 43 degrees 00 minutes 03 seconds a tangent distance of 120.15 feet and a chord of South 50 degrees 05 minutes 40 seconds West 223.57 feet; with a curve to the right 277.35 feet to a concrete highway monument, said curve having a radius of 1256.39 feet, a central angle of 12 degrees 38 minutes 54 seconds a tangent distance of 139.24 feet, and a chord of South 80 degrees 12 minutes 20 seconds West, 276.79 feet; South 82 degrees 24 minutes 45 seconds West 446.14 feet to a concrete highway monument; South 85 degrees 19 minutes 02 seconds West 619.57 feet to a concrete highway monument; South 79 degrees 20 minutes 05 seconds West, 301.38 feet to a concrete monument; South 66 degrees 48 minutes 59 seconds West 96.57 feet to a point; with a curve to the left, 694.44 feet to a point, said curve having a radius of 1919.32 feet, a central angle of 20 degrees 43 minutes 50 seconds, a tangent distance of 351.06 feet, and a chord of South 71 degrees 20 minutes 40 seconds West 690.66 feet; South

60 degrees 58 minutes 45 seconds West, 502.58 feet to a point; with a curve to the right 891.87 feet to a point, said curve having a radius of 1440.00 feet, a central angle of 35 degrees 29 minutes 10 seconds, a tangent distance of 460.76, and a chord of South 79 degrees 24 minutes 46 seconds West, 877.68 feet; North 82 degrees 50 minutes 41 seconds West, 147.28 feet to a point; North 72 degrees 41 minutes 24 seconds West 233.76 feet to a point in the Easterly right- of-way of Knight Road, the point of beginning, containing 4,192,650 square feet or 96.25 acres, more or less. The above description was taken from survey by Barge, Waggoner, Sumner, and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37062 dated January 19, 1995, bearing file number 14136-00 and prepared by Mark E. Sawyer, Registered Land Surveyor No. 1649.

Being the same property conveyed to CalEast NAT, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument Number 20080923-0096914, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

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

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, of record in Book 7240, Page 698, in the Register's Office for Davidson County, Tennessee, which the survey dated September 8, 2020, last revised December 17, 2020 is unable to determine whether such Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County affects the Land.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, of record in Book 6910. Page 559, in the Register's Office for Davidson County, Tennessee.

4. Sewer Easement to Walter B. Williams, Trustee, of record in Book 5055, Page 368, in the Register's Office for Davidson County, Tennessee.

5. Public Right of Way Easement(s) to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20060421-0045793, in the Register's Office for Davidson County, Tennessee.

6. Rights of Development Services Corporation under an unrecorded Ground Lease Agreement, dated as of January 2, 1996, to purchase the Land and right of first refusal to purchase the Land as contained therein.

7. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument Number 20140512-0040364, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140512-0040450, in the Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140516-0042340, in the Register's Office for Davidson County, Tennessee.

10. Matters disclosed by that certain Survey, dated September 8, 2020, last revised December 17, 2020, prepared by Bryan A. Shirley, RLS No. 2085, and identified as job no. 20-3877:
(a) Fence encroachment on the Southeast boundary line as much as 20.2 feet.

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.

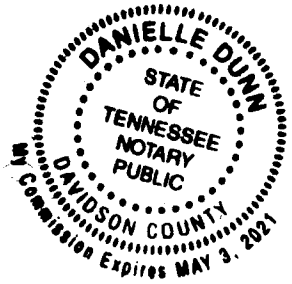
Teresa Beardsley
Signature

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).

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