Karen Johnson Davidson County
Batch# 562584 DEEDWARRSP
01/27/2021 01:23:30 PM 6 pgs
Fees: $33.00 Taxes: $42,316.90
20210127-0012194

THIS INSTRUMENT PREPARED BY: **Brandi Maiorino** **Maynard, Cooper & Gale** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215** NCS 986936	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $11,437,000.00 Affiant Subscribed and sworn to before me, this 21 day of January, 2021. Notary Public My Commission Expires: 7/9/24

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
CRP/WP Alta Metro Center Owner, L.L.C. c/o Wood Partners 15 Music Square, Nashville, TN 37203	New Owner	071-13-0-006.00 and 071-13-0-018.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **200 CUMBERLAND BEND, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **CRP/WP ALTA METRO CENTER OWNER, L.L.C.**, a Delaware limited liability company, ("Grantee"), Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land").

The Land is improved property located at 200 Cumberland Bend, Nashville, Tennessee 37228. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference the Property is unencumbered.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

(Remainder of Page Left Intentionally Blank; Signature Page Follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 26 day of January, 2021.

GRANTOR:

200 CUMBERLAND BEND, LLC,
a Tennessee limited liability company

By: _____
Name: Robert W. Lowe, Jr.
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert W. Lowe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 200 Cumberland Bend, LLC, a Tennessee limited liability company, the within named bargainor, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as such President.

Witness my hand and seal, at office, this 22 day of January, 2021.

_____
Notary Public

My Commission Expires: Sept. 6, 2022

NORRED MAIORINO BRANDI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Cumberland Bend Business Park, Section 1, of record in Plat Book 4885, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Cumberland Bend Business Park, Section 8, of record in Plat Book 7900, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 200 Cumberland Bend, LLC, by deed of record in Instrument No. 20190905-0089613, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. The following matters shown on the Plan of record in Book 4885, page 165, said Register's Office (Tract 1):

   (a) Adjoining Vehicular Access (Northern Boundary);
   (b) 50' Common (not public) Access (Eastern Boundary);
   (c) 50' Public Utility Easement (Eastern Boundary);
   (d) 25' Public Utility Easement (Western Boundary Along Centerline of Tracts 1 and 2);
   (e) 20' Sanitary Sewer Easement (Southwestern Boundary); and
   (f) 20' NES Easement (Northwestern Boundary).

3. The following matters shown on the Plan of record in Book 7900, page 376, said Register's Office (Tract 2):

   (a) 25' Public Utility Easement (Western Boundary Along Centerline of Tracts 1 and 2 and Traversing Tract 2);
   (b) 15' Drainage Easement (Traversing Tract 2);
   (c) 20' Sewer Easement (Traversing Southeastern Portion of Tract 2); and
   (d) 25' Common Access (not public) and Public Utility Easement (Western and Northern Boundary).

4. Terms, conditions, easements, rights and liens as set forth in the Master Deed Establishing Lien for Expenses of Administration and of Maintenance and Repairs of Common and Joint Accesses and Easements for Cumberland Bend, MetroCenter, and the By-Laws appended thereto, of record in Book 5028, page 333 (excluding Section 3), as amended in Book 5035, page 972, said Register's Office. (Tracts 1 and 2).

5. Underground and Pad Mounted Transformer Easement of record in Book 5055, page 81, said Register's Office. (Tracts 1 and 2).

6. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park and the By-Laws appended thereto, of record in Book 7487, page 952, said Register's Office. (Tracts 1 and 2).

7. All matters shown on the plat of survey by Kenneth D. Church, Tenn. RLS No. 1004, with TTL, USA, dated December 16, 2019, last revised September 22, 2020, and designated Project No. 000190802783. (Tracts 1 and 2).

True Copy Certification

I, HEATHER TOWNSEND, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022