Karen Johnson Davidson County
Batch# 562584 DEEDQC
01/27/2021 01:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210127-0012195

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21 day of January, 2021.

Notary Public
My commission expires: 7/9/24

THIS DOCUMENT PREPARED BY
AND UPON RECORDATION RETURN TO:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Jeff Upshaw

Address of New Owner:	**Send Tax Bills To:**	**Tax Parcel No(s).**
c/o Wood Partners 15 Music Square West Nashville, TN 37203	Same address	071-130-006.00; 071-130-018.00

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made as of January 26, 2021, by **200 CUMBERLAND BEND, LLC**, a Tennessee limited liability company (hereinafter called "Grantor"), in favor of **CRP/WP ALTA METRO CENTER OWNER, L.L.C.**, a Delaware limited liability company (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quit-claim to Grantee all the right,

title, interest, claim or demand which Grantor has or may have had in and to all that tract of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

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, Brandi Norred Maiorino, a notary public of the aforementioned state and county, 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 Grantor, and that he, as such President, executed the foregoing instrument for the purposes herein contained, by signing the name of the Grantor by himself in such capacity.

WITNESS my hand and seal in the County and State set forth above, this the 22 day of January, 2021.

_____
Notary Public
My Commission Expires: Sept. 6, 2022

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

EXHIBIT A

Property

All that tract or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a found 1/2" diameter iron rebar no cap (SPC N: 677,600.1198, E: 1,736,259.0168) in the northern right-of-way line of Great Circle Road (a 60' public right-of-way), corner with lands now or formerly of Giddings Metrocenter, LLC, recorded in Deed Instrument Number 20191127-0122507 in the Davidson County Register of Deeds Office, Tennessee;

Thence with said line and in part with lands now or formerly of Giddings Metrocenter, LLC, recorded in Deed Instrument Number 20191125-0121143 in the Davidson County Register of Deeds Office, Tennessee the following two (2) calls and distances:

1. North 27 Degrees 16 Minutes 04 Seconds West for a distance of 365.71 feet to a found mag nail marking the beginning of a curve to the right;

2. Thence with said curve to the right having a radius of 72.50 feet, an arc distance of 113.84 feet, with a chord bearing and distance of North 17 Degrees 43 Minutes 11 Seconds East, 102.50 feet to a found mag nail in the line of lands now or formerly of Cumberland Investors recorded in Deed Instrument Number 20061218-0155909 in the Davidson County Register of Deeds Office, Tennessee;

Thence with said line, North 62 Degrees 49 Minutes 30 Seconds East for a distance of 246.08 feet to a found mag nail in the line of lands now or formerly of Ambrose Printing Company, Inc. in Deed Book 5847, Page 133 in the Davidson County Register of Deeds Office, Tennessee;

Thence with said line, South 27 Degrees 10 Minutes 55 Seconds East for a distance of 97.93 feet to a found mag nail, corner with lands now or formerly of 200 Cumberland Bend, LLC recorded in Deed Instrument Number 20190905-0089613 in the Davidson County Register of Deeds Office, Tennessee;

Thence along the north line of said lands now or formerly of 200 Cumberland Bend, LLC recorded in Deed Instrument Number 20190905-0089613 in the Davidson County Register of Deeds Office, Tennessee, North 62 Degrees 40 Minutes 32 Seconds East for a distance of 357.78 feet to a found 1/2" diameter iron rebar with Cherry cap, corner with lands now or formerly of SEV Metrocenter IV, LLC, recorded in Deed Instrument Number 20071221-0146729 in the Davidson County Register of Deeds Office, Tennessee;

Thence with said line the following three (3) calls and distances:

1. Thence with a curve to the right having a radius of 3395.00 feet, an arc distance of 352.75 feet, with a chord bearing and distance of South 24 Degrees 07 Minutes 41 Seconds East, 352.59 feet to a found 1/2" diameter iron rebar with Cherry cap;

2. Thence with a curve to the right having a radius of 225.00 feet, an arc distance of 154.88 feet, with a chord bearing and distance of South 01 Degrees 24 Minutes 43 Seconds East, 151.84 feet to a found 1/2" diameter iron rebar with Cherry cap; and

3. South 18 Degrees 17 Minutes 41 Seconds West for a distance of 60.85 feet to a found mag nail with Cherry washer in the northern right-of-way line of said Great Circle Road (a 60' public right-of-way);

Thence with said line the following four (4) calls and distances:

1. Thence with a curve to the left having a radius of 280.00 feet, an arc distance of 179.13 feet, with a chord bearing and distance of North 84 Degrees 54 Minutes 21 Seconds West, 176.09 feet to a found mag nail;

2. South 76 Degrees 46 Minutes 36 Seconds West for a distance of 82.58 feet to a found mag nail with Cherry washer;

3. South 76 Degrees 46 Minutes 01 Seconds West for a distance of 264.04 feet to a found 1/2" diameter iron rebar with Cherry cap;

4. South 74 Degrees 18 Minutes 54 Seconds West for a distance of 63.47 feet to the POINT OF BEGINNING.

Said parcel containing 310,496.21 square feet more or less or 7.13 acres more or less, and is shown on that certain ALTA/NSPS Land Title Survey prepared by W. Logan McCraw, TN RLS #2887 of TTL dated December 16, 2019, last revised January 25, 2021.

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.

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 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