Karen Johnson Davidson County
Batch# 566276 DEEDWARRSP
02/03/2021 07:58:30 AM 7 pgs
Fees: $38.00 Taxes: $17,760.00
20210203-0015191

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Exeter 100 Northfork (2020), LLC 101 West Elm Street, Suite 600 Conshohocken, PA 19428 Attention: Peter Lloyd	Tax Parcel Number: 012-15-0-A-201.00	Exeter 100 Northfork (2020), LLC 101 West Elm Street, Suite 600 Conshohocken, PA 19428 Attention: Peter Lloyd

This instrument prepared by: The Chase Law Group, LLC, 1447 York Road, Lutherville, MD 21093

LSU: TNFA20-2383

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR MILLION EIGHT HUNDRED THOUSAND and NO/100 DOLLARS ($4,800,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MID-SOUTH 100 NORTHFORK (TN), LLC**, a Delaware limited liability company, f/k/a Exeter 100 Northfork, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **EXETER 100 NORTHFORK (2020), LLC**, a Delaware limited liability company (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 100 Northfork Lane, Goodlettsville, Tennessee.

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

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2021.

CAROL A. MAYERS
Notary Public, State of New York
No. 01MA5084316
Qualified in Bronx County
Commission Expires on Sept. 2, 2021

Notary Public
My Commission Expires: September 2, 2021

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of January, 2021, but made effective this 29th day of January, 2021.

MID-SOUTH 100 NORTHFORK (TN), LLC,
a Delaware limited liability company

By: _____
Name: David Palame
Its: Vice President

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

Before me, Notary Public of the state and county aforesaid, personally appeared David Palame, with whom, upon oath, acknowledged himself to be the vice president of MID-SOUTH 100 NORTHFORK (TN), LLC, a Delaware limited liability company, and that as such vice president, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as vice president.

~~WITNESS~~ my hand and seal, at office in (county, state) New York, New York, this 26th day of January, 2021.

Carol A. Mayers
Notary Public

My commission expires:
September 2, 2021

CAROL A. MAYERS
Notary Public, State of New York
No. 01MA5084316
Qualified in Bronx County
Commission Expires on Sept. 2, 20 21

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Northfork Industrial Park, Section 1, Phase 1, according to the plat thereof, as recorded in Plat Book 9700, Page 387, Register's Office of Davidson County. Also being described as:

Tract A:

Being a parcel of land in the 10th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No.1 on the Second Revision to Northfork Industrial Park, Section I, Phase I, of record in Plat Book 9700, Page 387, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Northerly margin of Northfork Lane, said point being S 75° 40' 43" W, 262.58 feet along said margin from the West end of the Northwest return of the intersection of Springfield Highway and Northfork Lane;

Thence, with said Northerly margin of Northfork Lane, S 75° 40' 43" W, 83.46 feet to a point;

Thence, with a curve concave to the North having a central angle of 10° 01' 22", a radius of 495.00 feet and a chord of S 80° 41' 25" W, 86.48 feet for an arc length of 86.59 feet to a point;

Thence, S 85° 42' 05" W, 221.26 feet to a point;

Thence, with a curve concave to the North having a central angle of 90° 51' 04", a radius of 30.00 feet and a chord of N 48° 52' 23" W, 42.47 feet for an arc length of 47.57 feet to a point in the Easterly margin of Oakbluff Lane;

Thence, with said margin and a curve concave to the East having a central angle of 01° 49' 18", a radius of 495.00 feet and a chord of N 02° 32' 15" W, 15.74 feet for an arc length of 15.74 feet to a point;

Thence, N 01° 37' 33" W, 323.60 feet to a point;

Thence, with a curve concave to the west having a central angle of 08° 27' 39", a radius of 555.00 feet and a chord of N 05° 51' 21 " W, 81.88 feet for an arc length of 81.96 feet to a point;

Thence, N 88° 22' 26" E, 286.43 feet to a point in the 100-year flood plain line;

Thence, with said 100-year flood plain line the following calls: S 01° 45' 55" E 15.58 feet to a point;

S 26° 05' 28" E 253.53 feet to a point; S 13° 29' 36" E 167.01 feet to the Point of Beginning, containing 158,911 square feet or 3.65 acres more or less.

Together with easements appurtenant to said property as contained in that certain Declaration of Protective Covenants, Agreement, Charges, Assessments and lien for Northfork Industrial Park, Section 1,recorded on September 23,1996, in Book 10199 Page 480, as amended by amendment to amended and restated Declaration of Protective Covenants, Agreement, Charges assessments and lien for Northfork Industrial Park Section I, recorded on September 30,1996, in Book 10208, Page 371, as further amended by Amendment to Declaration and By Laws, recorded on June 25,1997, in Book 10505, Page 509, all in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Exeter 100 Northfork, LLC, a Delaware Limited Liability Company by deed of record in Instrument No. 20110728-0057725, in the Register's Office of Davidson County, Tennessee.

Property Address: 100 Northfork Lane

Map 012-15-0A Parcel 201.00CO

EXHIBIT B

PERMITTED ENCUMBRANCES

~~Taxes for the year 2015, a lien, not yet due and payable.~~

1. Rights of ~~Hogebuilt Corp.,~~ OSA International, Inc as tenant only, under a written unrecorded lease, with no right of first refusal or option to purchase the property.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 387, Register's Office for Davidson County, Tennessee, in the location shown on survey prepared by Crawford & Cummings, P.C., dated May 12, 2015, last revised June 16, 2015.

3. Without limiting the beneficial rights contained herein, Amended and Restated Declaration of Protective Covenants Agreements, Charges, Assessments and Liens for Northfork Industrial Park, Section 1, of record in Book 10199, Page 480, as amended in Book 10208, Page 371, and in Book 10505, Page 509, in the Register's Office for Davidson County, Tennessee. No assessments are due and payable under the Declaration as of the date of the policy. A violation of this exception will not result in a forfeiture or reversion of title, and no violations of the referenced Declaration are noted in the public records.

4. Bylaws of Northfork Industrial Park Owners' Association Inc., of record in Book 10208, Page 387, as amended in Book 10505, Page 509, in the Register's Office for Davidson County, Tennessee.

5. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

6. Deed of Trust by Mid-South 100 Northfork (TN), LLC, a Delaware limited liability company, trustor, to Stuart Jones, trustee, for the benefit of German American Capital Corpooration, beneficiary, to secure a note in the aggregate original amount of $250,000,000.00, secured thereby, dated June 18, 2015 recorded July 1, 2015, of record in Instrument No. 20150701-0063543, Register's Office for Davidson County, Tennessee.

7. Assignment of Leases and Rents made by Mid-South 100 Northfork (TN), LLC, a Delaware limited liability company in favor of German American Capital Corporation, its successors and/or assigns of record in Instrument No. 20150701-0063544, in the Register's Office for Davidson County, Tennessee.

8. UCC Financing Statement made by Mid-South 100 Northfork (TN), LLC, a Delaware limited liability company in favor of German American Capital Corporation, its successors and/or assigns, as secured party, of record in Instrument No. 20150701-0063545, in the Register's Office for Davidson County, Tennessee.

9. Rights of tenants, as tenants only, under written, unrecorded leases in effect at the property as of the date hereof.

True Copy Certification

I, Jaclyn Miles, 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.

Jaclyn Miles
Signature

Commonwealth of Pennsylvania

County of Delaware

Personally appeared before me, Stephanie Bauer, a notary public for this county and state, Jaclyn Miles who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stephanie Bauer
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE BAUER, Notary Public
Delaware County
My Commission Expires August 16, 2023
Commission Number 1352268