Karen Johnson Davidson County
Batch# 566431 DEEDWARRSP
02/03/2021 10:41:30 AM 5 pgs
Fees: $28.00 Taxes: $247,900.00
20210203-0015403

SPECIAL WARRANTY DEED

FROM: **CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE II, L.L.C.**, a Delaware limited liability company

TO: **PR NASHVILLE INTERCHANGE PHASE II, LLC**, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
PR Nashville Interchange Phase II, LLC c/o PGIM Real Estate 7 Giralda Farms, 3rd Floor Madison, NJ 07940 Attention: PRISA Asset Manager	(same)	Map 175, Parcel 227

THIS INSTRUMENT PREPARED BY: Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, Attention: Greg Zimmerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Seven Million and 00/100 Dollars ($67,000,000.00).

Affiant

Subscribed and sworn to before me, this the 29th day of JANUARY, 2021.

Notary Public

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE II, L.L.C.**, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **PR NASHVILLE INTERCHANGE PHASE II, LLC**, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plat, DRG Interchange Center Subdivision, of record in Instrument No. 20200812-0089761, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to CH Realty VII-DRG Nashville Interchange Center Phase II, L.L.C., a Delaware limited liability company in Instrument No. 20191025-0109637 and Instrument No. 20200123-0008420, Register's Office for Davidson County, Tennessee.
>
> Together with the easements appurtenant to and established by the Declaration of Covenants, Conditions and Restrictions for Interchange Center of record in Instrument No. 20190809-0079663, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A hereto.

This is improved property commonly known as 3864, 3866, 3868, 3870, and 3872 Logistics Way, Antioch, Davidson County, Tennessee.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 29 day of January, 2021.

GRANTOR:

CH REALTY VII-DRG NASHVILLE INTERCHANGE CENTER PHASE II, L.L.C.,
a Delaware limited liability company

By: DRG Interchange Center, LLC, a Delaware limited liability company, its manager

By: _____
Name: MICHAEL AUGUSTINE
Title: MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL AUGUSTINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Manager of DRG Interchange Center, LLC, a Delaware limited liability company, the manager of CH Realty VII-DRG Nashville Interchange Center Phase II, L.L.C., a Delaware limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Manager of DRG Interchange Center, LLC, a Delaware limited liability company, the manager of CH Realty VII-DRG Nashville Interchange Center Phase II, L.L.C., a Delaware limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of JANUARY, 2021.

Keith S. Brewer
NOTARY PUBLIC

My Commission Expires:
03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2021; a lien, not yet due or payable.
2. Subject to all matters shown on the Plan of record as Instrument Number 20200812-0089761, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Interchange Center of record in Instrument 20190809-0079663, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant of record in Instrument 20170427-0041682, said Register's Office.
5. Subject to all matters shown on the Logistics Way Right-of-Way Dedication Plan of record as Instrument No. 20000810-0079247, said Register's Office, as shown on the Survey.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180111-0003747, said Register's Office.
7. Intentionally deleted. (Retained Access Easement and Termination of Existing Easement of record as Instrument No. 20000811-0079815, said Registers Office.)
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 11661, page 623, said Register's Office, as shown on the Survey.
9. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters disclosed on the survey prepared by Kenneth D. Church, RLS #1004, TTL. USA, Nashville, TN, dated 12-18-20, project no. 19-08-2836.00 ("the Survey"): a.) utility and drainage lines, with manholes, fire hydrants, valves, meters, and other appurtnances; b.) Fence across northeastern corner of subject property.
10. Easements set forth in the Termination and Relocation of Easement of record in Instrument No. 20000811-0079814, amended by Amendment to Termination and Relocation of Easement and Quitclaim Deed of record in Instrument No. 20020212-0018625, said Register's Office, as shown on the Survey.
11. Easement of record in Book 4435, page 56, said Register's Office.
12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20201209-0143246, said Register's Office.
13. Standard Form of Agreement between Owner and Design-Builder dated October 26, 2020, between Assignor, as owner, and Arco/Murray National Construction Company, Inc., as design-builder.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY