Karen Johnson Davidson County
Batch# 568808 DEEDWARRSP
02/05/2021 08:11:30 AM 7 pgs
Fees: $38.00 Taxes: $51,800.00
20210205-0016610

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Exeter 300 Oakbluff (2020), LLC 101 West Elm Street, Suite 600 Conshohocken, PA 19428 Attention: Peter Lloyd	Tax Parcel Number: 012-15-0-A-203.00	Exeter 300 Oakbluff (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

LSV: TNFA20 - 2385

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOURTEEN MILLION and NO/100 DOLLARS ($14,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MID-SOUTH 300 OAKBLUFF (TN), LLC**, a Delaware limited liability company, f/k/a Exeter 300 Oakbluff, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **EXETER 300 OAKBLUFF (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 300 Oakbluff 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 $14,000,000.00.

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 300 OAKBLUFF (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 300 OAKBLUFF (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.

~~WIT~~NESS 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, 2021

EXHIBIT A

LEGAL DESCRIPTION

Lot,3 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:

Being a parcel of land in the 10th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 3 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:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located West of Springfield Highway (U.S. Highway 41) North of Goodlettsville, Tennessee, being Lot No. 3 on the Second Revision of Northfork Industrial Park, Section I, Phase I, of record in Plat Book 9700, Page 387, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the Easterly margin of Oakbluff Lane, said point being the common corner of herein described tract and Lot No. 2;

Thence, leaving Oakbluff lane with the common line of Lots 2 and 3, N 85° 42' 05" E, 343.10 feet to a point in the proposed 100-year flood plain;

Thence, with the proposed 100-year flood plain line the following calls:

S 63° 24' 50" W, 19.77 feet to a point;
S 85° 08' 07" W, 72.02 feet to a point;
S 08° 34' 54" W, 95.45 feet to a point;
S 62° 14' 26" W, 47.00 feet to a point;
S 05° 45' 07" E, 288.53 feet to a point;
S 19° 23' 13" W, 48.35 feet to a point;
S 09° 48' 42" W, 79.04 feet to a point;
S 07° 18' 59" E, 40.44 feet to a point;
S 83° 37' 46" W, 255.12 feet to a point;
S 85° 10' 49" E, 163.31 feet to a point;
S 04 ° 14' 13" W, 10.60 feet to a point;

In the Northerly line of new testament church of record in Deed Book 10616, Page 709, R.O.D.C.;

Thence, with the Church's North Line, S 82° 06' 32" W, 574.99 feet to a point in the Easterly margin of CSX Transportation Railroad;

Thence, with said margin, N 06° 51' 11" W, 651.99 feet to a point;

Thence, leaving said margin with the Southerly line of Lot No. 4, N 85° 42' 05" E, 419.05 feet to a point in the Westerly margin of Oakbluff Lane;

Thence, with the margins of Oakbluff lane and a curve concave to the East having a central angle of 180°00' 03", a radius of 60.00 feet and a chord of N 85° 42' 04" E, 120.00 feet for an arc length of 188.50 feet to the Point of Beginning, containing 440,486 square feet or 10.11 acres, more or less.

Together with easements appurtenant to said property as contained in that certain 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.

Being the same property conveyed to Exeter 300 Oakbluff, LLC, a Delaware Limited Liability Company by Special Warranty Deed of record in Instrument No. 20110728-0057732, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

1. ~~Rights of tenants in possession, as tenants only, pursuant to written, unexpired leases in effect as of the date of this Policy, without rights or options to purchase the insured property, as shown on the rent roll delivered to the Company, a copy of which is attached hereto as Exhibit B - rent roll and made a part hereof.~~

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 387, Register's Office for Davidson County, Tennessee.

3. 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.

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.

7. A Deed of Trust by Mid-South 300 Oakbluff (TN), LLC, a Delaware limited liability company, trustor, to Stuart Jones, trustee, for the benefit of German American Capital Corporation, 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. 20150701-0063537, Register's Office for Davidson County, Tennessee.

8. Assignment of Leases and Rents made by Mid-South 300 Oakbluff (TN), LLC, a Delaware limited liability company in favor of German Amercian Capital Corporation, its successors and/or assigns of record in Instrument Number 20150701-0063538, in the Register's Office for Davidson County, Tennessee.

9. UCC Financing Statement made by Mid-South 300 Oakbluff (TN), LLC, a Delaware limited liability company in favor of German Amercian Capital Corporation, its successors and/or assigns, as secured party, of record in Instrument Number 20150701-0063539, in the Register's Office for Davidson County, Tennessee.

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

True Copy Certification

I, Gitana Parulyte, 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.

Signature

Commonwealth of Pennsylvania

County of Delaware

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

Notary's Signature

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

Commonwealth of Pennsylvania - Notary Seal
JACLYN MILES, Notary Public
Delaware County
My Commission Expires December 16, 2024
Commission Number 1382225