Karen Johnson Davidson County
Batch# 584664 DEEDWARRSP
03/04/2021 11:27:30 AM 7 pgs
Fees: $38.00 Taxes: $16,280.00
20210304-0028289

STATE OF TX
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,400,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3 DAY OF March, 2021.

NOTARY PUBLIC STATE OF TEXAS
ERIKA MICHELLE NORRIS
Notary Public, State of Texas
Comm. Expires 04-21-2021
Notary ID 12520657-8

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

This Instrument Prepared By/After Recording Return To:
Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: Michael Shoptaw, Esq.

ADDRESS OF NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP PARCEL NUMBER:**
SL6 Nashville Industrial, LP Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758 Attn: Cole Wilson	SL6 Nashville Industrial, LP Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758 Attn: Cole Wilson	07900007000

SPECIAL WARRANTY DEED

THIS INDENTURE, effective as of the 3 day of March, 2021, between **WTC WESTBELT, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **SL6 NASHVILLE INDUSTRIAL, LP,** a Texas limited partnership (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors,

successors-in-title and assigns of Grantee, all of that certain land lying and being located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements located thereon. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved real property known as 7000 Westbelt Drive, Davidson County, Nashville, Tennessee.

To have and to hold said tracts or parcels of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee and the legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

WTC WESTBELT, LLC,
a Delaware limited liability company

By: _____
Name: William T. Crowley
Title: Managing Member

STATE OF HAWAII)
) SS:
CITY AND COUNTY OF HONOLULU)

On this 24th day of February, 2021, before me personally appeared WILLIAM T. CROWLEY, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and, if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

SHARON JULIAN NOTARY 12-37 PUBLIC STATE OF HAWAII

Signature: _____
Print Name: Sharon Julian
Notary Public, State of Hawaii
My commission expires: 02/05/2024

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Special Warranty Deed

☐ Doc. Date: _____ or ☒ Undated at time of notarization.

No. of Pages: 6 Jurisdiction: FIRST Circuit
(in which notarial act is performed)

_____ 02/24/2021
Signature of Notary Date of Notarization and Certification Statement

SHARON JULIAN NOTARY 12-37 PUBLIC STATE OF HAWAII

Sharon Julian
Printed Name of Notary

(Official Stamp or Seal)

My Commission Expires: FEB 05 2024

EXHIBIT A

LEGAL DESCRIPTION

BEING LOT NO. 7 ON THE FINAL PLAT OF WESTBELT INDUSTRIAL PARK LOT 7, FIRST REVISION OF RECORD IN BOOK 11190, PAGE 42, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WTC WESTBELT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM WESTBELT PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20190829-0087274, AFORESAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Subject to all matters shown on the Plan of record in Plat Book 11190, Page 42, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6781, Page 623, in the Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance from Belz Investment Company, Authorized Agent, to Metropolitan Government of Nashville and Davidson County of record in Book 6956, Page 87, in the Register's Office for Davidson County, Tennessee.

5. Rights of tenants as tenants only under unrecorded leases, if any, with no options to purchase or rights of first refusal.

Tennessee Certification of Electronic Document

I, Josefina Hernandez, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

State of Texas

County of Harris

Personally appeared before me, Michelle Bell, a notary public for this county and state,
Notary's Name

Josefina Hernandez, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 06/27/2023

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
MICHELLE BELL
Notary ID #132069848
My Commission Expires
June 27, 2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731