This Instrument Prepared By:

Reno & Cavanaugh PLLC
Attn: Hannah Cassidy
424 Church Street, Suite 2910
Nashville, TN 37219

And After Recording, Please Mail to:

Arent Fox LLP
Attn: Angela M. Fuccillo
1717 K Street, NW
Washington, DC 20006

Karen Johnson Davidson County
Batch# 624785 DEEDWARRSP
04/28/2021 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $78,625.00
20210428-0057022

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Cherner ESC Germantown, LLC c/o Cherner Development Group 8550 Leesburg Pike Vienna, Virginia 22182	New Owner	081-12-0-329.00

STATE OF)
COUNTY OF Washington) DC

The actual consideration or value, whichever is greater, for this transfer is Twenty-One Million, Two Hundred Fifty Thousand and No /100 Dollars ($21,250,000.00).

Tracie Vaillant
Affiant Tracie Vaillant

SUBSCRIBED AND SWORN TO before me, this the 26th day of April, 2021.

Kathleen T. McHugh
Notary Public

My Commission Expires: 10-31-24

NOTARY PUBLIC EXP. DISTRICT OF COLUMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of April 26, 2021, by Evergreen at Werthan, LLC, a Tennessee limited liability company ("Grantor"), with an address of c/o Evergreen Real Estate Services, 2206 21st Avenue South, Nashville, Tennessee 37212, to and in favor of Cherner ESC Germantown, LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Cherner Development Group, 8550 Leesburg Pike, Vienna, Virginia 22182.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in Davidson

County, Tennessee that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

The Property is improved property known as 1600 Rosa Parks Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

GRANTOR:

EVERGREEN AT WERTHAN, LLC,
a Tennessee limited liability company

By: _____
Aaron White, President

STATE OF TN)

COUNTY OF Davidson)

Before me, Jonathan Gish, a Notary Public of said County and State, personally appeared Aaron White, 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 Evergreen at Werthan, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and seal, at Office in the aforesaid county and state, this 22nd day of April, 2021.

_____
(Notary Public)

My Commission expires: 7-3-23

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A TO DEED

DESCRIPTION OF PROPERTY

A tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 111 through 117 and part of 118 on the plan of North Nashville Real Estate Company, as of record in Book 21, page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron rod set at the intersection of the northerly right of way line of Hume Street, 50 feet in width, and the easterly right of way line of Eighth Avenue North, 100 feet in width;

Thence leaving the northerly right of way line of Hume Street with the easterly right of way line of Eighth Avenue North, N 28° 05' 25" W, 208.30 feet to an iron rod set at a corner common with the property of Boyce Street Baptist Church Trustees, as of record in Book 10082, page 677, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Eighth Avenue North with the southerly property line of Boyce Street Baptist Church Trustees N 61° 56' 21" E, 159.60 feet to an existing iron rod in the westerly right of way line of Alley Number 515, 15 feet in width;

Thence with the westerly right of way line of Alley Number 515, S 28° 17' 17" E, 15.00 feet to an iron rod set;

Thence with the southerly right of way line of Alley Number 515, N 61 ° 53' 29" E, 174.69 feet to an iron rod set in the westerly right of way line of Seventh Avenue North, 60 feet in width;

Thence leaving the southerly right of way line of Alley Number 515 with the westerly right of way line of Seventh Avenue North S 27° 58' 50" E, 193.17 feet to an iron rod set at the intersection of the westerly right of way line of Seventh Avenue North and the northerly right of way line of said Hume Street;

Thence leaving the westerly right of way line of Seventh Avenue North with the northerly right of way line of Hume Street S 61° 53' 29" W, 333.97 feet to the point of Commencement.

Containing 66,953 square feet (1.537 acres more or less).

Being the same property conveyed to Evergreen at Werthan, LLC, a Tennessee limited liability company, by deeds of record as Instrument Nos. 20121109-0103878, 201211090103879, 20121109- 0103880, 20121109-0103881, and 20121109-0103882, said Register's Office.

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Taxes for the year 2021, a lien not yet due and payable.

3. Phillips Jackson Redevelopment Plan containing Restrictions and Easements of record in Book 9183, page 130 and Book 11625, page 280, in the Register's Office for Davidson County, TN, and any ordinances related to the subject plan, including ordinance 093-773, 099-1762 and BL 2001¬861.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20120831-0078810, in said Register's Office.

5. All matters shown on the plat of record as Instrument No. 2021022-0096480.

6. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131209¬0124880, in said Register's Office.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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.

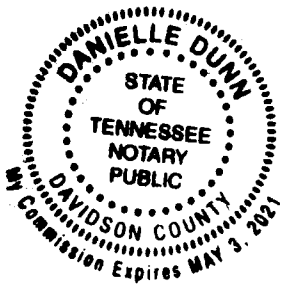
Signature

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **JAMES E. SPRUILL**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Signature

My Commission Expires: May 3, 2021



(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