Karen Johnson Davidson County
Batch# 635011 DEEDWARRSP
05/13/2021 08:46:30 AM 8 pgs
Fees: $43.00 Taxes: $134,051.00
20210513-0064476

THIS INSTRUMENT PREPARED BY: **Justin W. Leach, Esq.** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $36,230,000.00 By: Logan Cass Affiant Subscribed and sworn to before me, this 11 day of May 2021. Jordean M. King Notary Public My Commission Expires: 6/21/2021

JORDEAN M. KING NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
2 Dell Way, LLC c/o LRC Properties 5 International Drive, Suite 125 Rye Brook, NY 10573	New Owner	12000015900

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **S&C INVESTORS, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **2 Dell Way, LLC, a Delaware limited liability company** ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein.

This is improved property located at 2 Dell Parkway, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said real property, together with all privileges, rights, easements and appurtenances thereunto belonging or in any way or appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor will warrant and defend the title to said real property unto Grantee, and Grantee's successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective May 11, 2021.

GRANTOR:

S&C Investors, LLC,
a Tennessee limited liability company

By: _____
James W. Spradley, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James W. Spradley, Jr., 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 **S&C INVESTORS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such President, 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 President.

WITNESS MY HAND, at office, this 3rd day of May, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Exhibit A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT I:

A TRACT OF LAND IN THE 27TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING LOCATED SOUTH OF MURFREESBORO ROAD BETWEEN MCGAVOCK PIKE AND DONELSON PIKE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY GRESHAM SMITH AND PARTNERS, PROJECT NO. 27879.00, LAST REVISED JULY 29, 2010, AS FOLLOWS:

BEGINNING AT AN IRON PIN NEW WITH GS&P CAP MARKING THE POINT IN INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO ROAD AND THE RETURN RADIUS OF THE WESTERLY RIGHT OF WAY OF DELL PARKWAY (PUBLIC ROAD-RECORDED AT INSTRUMENT NUMBER 20001122-0115449 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING LOCATED NORTH 58 DEGREES 33 MINUTES 04 SECONDS WEST 1264.13 FEET FROM A CONCRETE RIGHT OF WAY MARKER AT THE POINT OF INTERSECTION OF MURFREESBORO ROAD AND DONELSON PIKE AND BEING THE NORTHERLY END OF THE NORTHWEST RETURN CURVE AT SAID INTERSECTION; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF DELL PARKWAY THE FOLLOWING FIVE (5) CALLS AND DISTANCES:

1. WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 06 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 12.70 FEET TO AN IRON PIN NEW WITH GS&P CAP ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DELL PARKWAY; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 16 MINUTES 49 SECONDS WEST, 12.56 FEET;

2. SOUTH 28 DEGREES 10 MINUTES 47 SECONDS WEST, 237.03 FEET TO AN IRON PIN NEW WITH GS&P CAP;

3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1080 FEET, A CENTRAL ANGLE OF 25 DEGREES 17 MINUTES 09 SECONDS, FOR AN ARC LENGTH OF 476.63 FEET; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 49 MINUTES 22 SECONDS WEST, 472.77 FEET TO AN IRON PIN NEW WITH GS&P CAP;

4. SOUTH 53 DEGREES 27 MINUTES 57 SECONDS WEST, 55.76 FEET TO AN IRON PIN NEW WITH GS&P CAP;

5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 19 MINUTES 56 SECONDS, FOR AN ARC LENGTH OF 437.48 FEET; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 47 MINUTES 59 SECONDS WEST, 432.05 FEET TO AN IRON PIN NEW WITH GS&P CAP, CORNER WITH THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY QUIT CLAIM DEED INSTRUMENT 19991217-0304413;

THENCE WITH THE LINE OF INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY QUIT CLAIM DEED INSTRUMENT 19991217-0304413 THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. NORTH 67 DEGREES 51 MINUTES 53 SECONDS WEST, 314.66 FEET TO AN IRON PIN NEW WITH GS&P CAP;

2. SOUTH 29 DEGREES 37 MINUTES 56 SECONDS WEST, 58.46 FEET TO AN IRON PIN NEW WITH GS&P CAP, CORNER WITH METROPOLITAN GOVERNMENT OF NASHVILLE TENNESSEE QUIT CLAIM DEED BOOK 10831 PAGE 67;

THENCE WITH THE METROPOLITAN GOVERNMENT OF NASHVILLE TENNESSEE QUIT CLAIM DEED BOOK 10831 PAGE 67 THE FOLLOWING FOUR (4) CALLS AND DISTANCES:

1. NORTH 71 DEGREES 18 MINUTES 39 SECONDS WEST, 86.73 FEET TO AN IRON PIN NEW WITH GS&P CAP;

2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 07 SECONDS, FOR AN ARC LENGTH OF 196.35 FEET; SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 18 MINUTES 36 SECONDS WEST, 176.78 FEET TO AN IRON PIN NEW WITH GS&P CAP;

3. NORTH 18 DEGREES 41 MINUTES 21 SECONDS EAST, 189.07 FEET TO AN IRON PIN NEW WITH GS&P CAP;

4. NORTH 71 DEGREES 13 MINUTES 22 SECONDS WEST, 463.22 FEET TO AN IRON PIN NEW WITH GS&P CAP IN THE EASTERLY PROPERTY LINE OF THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY OF RECORD IN DEED BOOK 8661, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID EASTERLY LINE, NORTH 18 DEGREES 40 MINUTES 18 SECONDS EAST, 1097.97 FEET TO A CONCRETE MONUMENT EXISTING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO ROAD, SAID MONUMENT BEING THE NORTHEASTERLY CORNER OF METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY OF RECORD IN DEED BOOK 8661, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A NORTHWESTERLY CORNER OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY, OF RECORD AS INSTRUMENT NO. 200002010010588, SAID REGISTER'S OFFICE;

THENCE WITH THE FOLLOWING SIX (6) CALLS AND DISTANCES WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO ROAD (RIGHT OF WAY VARIES-PUBLIC ROAD):

1. SOUTH 63 DEGREES 22 MINUTES 55 SECONDS EAST, 81.16 FEET TO AN IRON PIN NEW WITH GS&P CAP;

2. SOUTH 55 DEGREES 27 MINUTES 12 SECONDS EAST, 50.35 FEET TO AN IRON PIN NEW WITH GS&P CAP;

3. SOUTH 62 DEGREES 15 MINUTES 39 SECONDS EAST, 350.00 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MARKER;

4. NORTH 28 DEGREES 57 MINUTES 27 SECONDS EAST, 5.67 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MARKER;

5. SOUTH 62 DEGREES 13 MINUTES 40 SECONDS EAST, 691.82 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MARKER;

6. SOUTH 58 DEGREES 36 MINUTES 12 SECONDS EAST, 237.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,426,695 SQUARE FEET OR 32.72 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO S&C HOLDINGS GP BY DEED FROM NASHVILLE DELL PARKWAY LIMITED, LLC (18.92% INTEREST); JES NASHVILLE DELL PARKWAY II, LLC (37.30% INTEREST); AND 3D NASHVILLE DELL PARKWAY, LLC (43.78% INTEREST), OF RECORD IN INSTRUMENT NO. 2014072-0064354; AS CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20140804-0069866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. S&C HOLDINGS GP HAVING SINCE MERGED INTO AND BECOME KNOWN AS S&C INVESTERS, LLC, AS EVIDENCED BY ACKNOWLEDGMENT OF MERGER IN INSTRUMENT NO. 20150105-0000970, SAID REGISTER'S OFFICE.

TRACT II:

EXCLUSIVE EASEMENT APPURTENANT TO TRACT NO. 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING AND DRIVEWAY PURPOSES AS GRANTED IN THE EASEMENT AGREEMENT FOR DRIVEWAY AND PARKING IMPROVEMENTS, OF RECORD AS INSTRUMENT NO. 20010221-0016278, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY MADE BY GRESHAM SMITH AND PARTNERS, PROJECT NO. 27879.00, LAST REVISED JULY 29, 2010, ON, OVER AND ACROSS THE FOLLOWING PROPERTY:

POINT OF BEGINNING AT A POINT LOCATED IN THE EASTERLY PROPERTY LINE OF THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY OF RECORD IN DEED BOOK 8661, PAGE 492 AND IN THE WESTERLY PROPERTY LINE OF PROPERTY CONVEYED TO THE INDUSTRIAL DEVELOPMENT BOARD FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD AS INSTRUMENT NO. 200002010010588, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID POINT BEING LOCATED SOUTH 18 DEGREES 40 MINUTES 18 SECONDS WEST 283.38 FEET FROM AN EXISTING CONCRETE RIGHT-OF-WAY MARKER IN THE SOUTHERLY RIGHT-OF-WAY OF MURFREESBORO ROAD (A PUBLIC ROAD), SAID MONUMENT BEING THE NORTHEASTERLY CORNER OF METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY OF RECORD IN DEED BOOK 8661, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWESTERLY CORNER OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY, OF RECORD AS INSTRUMENT NO. 200002010010588, SAID REGISTER'S OFFICE;

THENCE WITH THE LINE OF THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY AND THE INDUSTRIAL DEVELOPMENT BOARD FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY SOUTH 18 DEGREES 40 MINUTES 18 SECONDS WEST 1116.35 FEET;

THENCE LEAVING THE LINE OF THE INDUSTRIAL DEVELOPMENT BOARD FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY ACROSS THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY PROPERTY THE FOLLOWING THREE (3) CALLS AND DISTANCES:

1. NORTH 71 DEGREES 19 MINUTES 42 SECONDS WEST, 40.00 FEET;

2. NORTH 18 DEGREES 40 MINUTES 18 SECONDS EAST, 1116.35 FEET;

3. SOUTH 71 DEGREES 19 MINUTES 42 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,654 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

Being the same property conveyed to S&C Holdings GP, a Tennessee general partnership, by Deed of record in Instrument Number 20140721-0064354, Register's Office for Davidson County, Tennessee. S&C Investors, LLC, a Tennessee limited liability company is the successor by merger with S&C Holdings, GP, pursuant to that Plan of Merger dated December 31, 2014, as evidenced by that Acknowledgement of Merger by and between S&C Holdings, GP, a Tennessee general partnership and S&C Investors, LLC, a Tennessee limited liability company, of record in Instrument Nos. 20150105-0000727 and 20150105-0000970 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Terms and provisions of Right-of-Way Agreement, by and between State of Tennessee and Nashville Gas Company, a Tennessee corporation, of record in Book 4340, Page 146, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement, by and between The Industrial Development Board of the Metropolitan Government of Nashville and Davidson, Tennessee and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200105030045662, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement, by and between The Industrial Development Board of Metropolitan Government of Nashville and Davidson, Tennessee and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200105030045664, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Easement Agreement for Driveway and Parking Improvements, by and between Metropolitan Nashville Airport Authority, a public corporation and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200102210016278, in the Register's Office of Davidson County, Tennessee.

6. Matters shown on that certain ALTA/NSPS Land Title Survey by Christopher Lyle Goetz, TN RLS #2660, Gresham Smith, last dated April 14, 2021, as Project No. 44894.00

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Rights of parties in possession not shown by the Public Records.

True Copy Certification

I, Matt Foster, 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.

Matt. Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

