Karen Johnson Davidson County
Batch# 635918 DEEDWARRSP
05/13/2021 03:37:30 PM 7 pgs
Fees: $38.00 Taxes: $65,120.00
20210513-0064989

This instrument prepared by and after recording return to:

Arent Fox LLP
800 Boylston Street, 32nd Floor
Boston, MA 02199
Attn: Sam Webb, Esq.

STATE OF MA
COUNTY OF SUFFOLK

The actual consideration or true value, whichever is greater for this transfer is $17,600,000.00

Shannon Scali
Affiant

Subscribed and sworn before me, this 30th day of April, 2021.

Notary

MELISSA A. GRAVLIN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES APRIL 22, 2022

Address New Owner as Follows:	Send Tax Bills To:
CIVF VI – TN2M01 & TN2W01, LLC One Beacon Street, Suite 2800 Boston, MA 02108	CIVF VI – TN2M01 & TN2W01, LLC One Beacon Street, Suite 2800 Boston, MA 02108
Map & Parcel No.: 175-00-0-039.00	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventeen Million Six Hundred Thousand and No/100 Dollars ($17,600,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OLD HICKORY INDUSTRIAL I, LLC, an Ohio limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto CIVF VI – TN2M01 & TN2W01, LLC, a Delaware limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, all of its right, title and interest in and to a certain tract or parcel of land described on Exhibit A attached hereto ("Property"):

This is improved property located at 12605 Old Hickory Boulevard, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2021 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of April, 2021 but is effective as of the 20th day of April, 2021.

GRANTOR:
OLD HICKORY INDUSTRIAL I, LLC,
an Ohio limited liability company
By: Al. Neyer, LLC,
an Ohio limited liability company, its Manager

By: _____
Name: Stephanie P. Gaither
Title: Executive Vice President & CFO

This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO }
} **SS:**
COUNTY OF HAMILTON }

The foregoing instrument was acknowledged before me this 16th day of April, 2021, by Stephanie P. Gaither, Executive Vice President & CFO of Al. Neyer, LLC, an Ohio limited liability company, on behalf of the company as Manager of Old Hickory Industrial I, LLC, an Ohio limited liability company, on behalf of the Company.

NOTARIAL SEAL
STATE OF OHIO

EMILY MOOREHOUSE
Notary Public, State of Ohio
My Commission Expires 04-14-2024

Emily Moorehouse
Notary Public
My commission expires: 4/14/2024

Exhibit "A"

Legal Description of Property

TRACT I

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 33 of Davidson County, Tennessee, said property standing in the name of Old Hickory Industrial I, LLC, (reference Quit Claim Deed, Instrument No.: 20200228-0022566), also being Lot 4 of Star Subdivision, (Reference Instrument No.: 20000310-0025164), and being more particularly described as follows:

COMMENCING at a 1/2" found iron pin with no cap, (hereinafter IPF), said IPF lying in the southerly right-of-way line of Old Hickory Boulevard, said IPF marking a northwest corner of Lot 6 of property standing in the name of CH Realty VII-DRG Nashville Interchange Center, Phase II, LLC, (reference Instrument No.: 20191025-0109637), thence North 75 degrees 11 minutes 14 seconds West for a distance of 116.88 feet with said southerly right-of-way line of Old Hickory Boulevard to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC', (hereinafter IPS), said IPS marking the northwest corner of Lot 6 of the aforementioned CH Realty VII-DRG Nashville Interchange Center, Phase II, LLC, said IPS also marking the northeast corner of the property described herein and being the true point and place of BEGINNING;

Thence leaving the southern right-of-way line of the aforementioned Old Hickory Boulevard and with the westerly lines of Lot 6 and Lot 3 of aforesaid property standing in the name of CH Realty VII-DRG Nashville Interchange Center, Phase II, LLC, the following two (2) courses:

(1) Thence South 08 degrees 53 minutes 03 seconds West for a distance of 621.87 feet to a 5/8" iron pin found with no cap;
(2) thence South 20 degrees 17 minutes 37 seconds West for a distance of 263.63 feet to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC', (hereinafter IPS), said IPS marking a western corner of Lot 3 of the aforementioned CH Realty VII-DRG Nashville Interchange Center, Phase II, LLC, said IPS marking a northeast corner of Lot 2 of the Subdivision of DRG Interchange Center (Reference Instrument No. 20190507-0042695), said property standing in the name of Interchange Center Owners Association, Inc. (Reference Instrument No. 20191030-0111506), said IPS also marking the southeast corner of the property described herein;

Thence with aforesaid northerly line of the property standing in the name Interchange Center Owners Association, Inc., Lot 2, the following two (2) courses:

(1) thence North 77 degrees 58 minutes 08 seconds West for a distance of 183.36 feet to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC'
(2) thence North 81 degrees 59 minutes 31 seconds West for a distance of 417.48 feet to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC', (herein after IPS), said IPS marking a northern corner of the aforementioned Lot 2, of the Subdivision of DRG Interchange Center property, said IPS marking the southeast corner of the property standing in the name of Superior Investments (Reference Instrument No. 20030501-0058220, said IPS marking the southeast corner of Lot 3 as shown on the plat of Star Subdivision (Reference Instrument No. 20000310-0025164), said IPS also being the southwest corner of the property described herein;

Thence with the east boundary of the aforementioned Superior Investments Property, Lot 3 Star Subdivision, North 10 degrees 02 minutes 27 seconds East, (passing a 5/8" set iron pin with a blue cap stamped "BYRD SURV WITNESS" at a distance of 9.50 feet), for a total distance of 344.58 feet to a 1/2" found iron pin with a cap stamped "CHERRY" (hereinafter IPF), said IPF marking the northeast corner of aforesaid Superior Investments Property, Lot 3 of Star Subdivision, said IPF marking the southeast corner of the Hawkeegan Properties, LLC property, Lot 2 Star Subdivision, said IPF marking a western corner of the property described herein;

Thence with the east line of the aforementioned Lot 2 Star Subdivision, Hawkeegan Properties, LLC property North 09 degrees 46 minutes 55 seconds East for a distance of 251.69 feet to a 1/2" iron pin found with no cap at a T-Post (hereinafter IPF), said IPF marking the southwest corner of the property standing in the name of Stafford Partners No. 1, L.P. (Reference Instrument No. 20030811-0113996), said IPF being located in the east boundary of the aforementioned Lot 2 Star Subdivision, Hawkeegan Properties, LLC property, said IPF marking a western corner of the property described herein;

Thence leaving Lot 2 Star Subdivision, Hawkeegan Properties, LLC property and with the southerly and easterly lines of aforesaid property standing in the name of Stafford Partners No. 1, L.P. the following two (2) courses:

(1) thence South 74 degrees 39 minutes 01 seconds East for a distance of 204.47 feet to a 5/8" iron pin found with no cap disturbed;

(2) thence North 10 degrees 18 minutes 55 seconds East for a distance of 217.59 feet to a 5/8" iron pin found with no cap disturbed (herein after IPF), said IPF marking the southwest corner of property standing in the name of Tennessee Telephone Company, said IPF being located on the east boundary of the aforementioned Stafford Partners NO. 1, L.P. property, said IPF marking a western corner of the property described herein;

Thence with the southerly and easterly lines of aforesaid Tennessee Telephone Company property the following two (2) courses:

(1) thence South 69 degrees 06 minutes 13 seconds East for a distance of 104.52 feet to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC' (herein after IPS), said IPS marking the southeast corner of the aforementioned Tennessee Telephone Company property, said IPS marking a western corner of the property described herein;
(2) thence North 09 degrees 50 minutes 14 seconds East for a distance of 178.45 feet to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC' (herein after IPS), lying in aforesaid southerly right-of-way line of Old Hickory Boulevard, said IPS marking the northeast corner of the aforementioned Tennessee Telephone Company property, said IPS marking the northwest corner of the property described herein;

Thence South 68 degrees 56 minutes 51 seconds East for a distance of 335.51 feet with aforesaid southerly right-of-way line of Old Hickory Boulevard to a 5/8" set iron pin with an orange cap stamped 'BYRD SURV INC' (herein after IPS),, said IPS marking the northwest corner of property standing in the name of CH Realty VII-DRG Nashville Interchange Center, Phase II, LLC, Lot 6 of the Subdivision of DRG Interchange Center Property, said IPS also marking the northeast corner of the property described herein; said IPS being the true point and place of BEGINNING and containing 498,775 square feet or 11.45 acres of land, more or less, according to a survey (B20151-21) prepared by Bradley G. Luffman, R.L.S. No. 2662 of Byrd Surveying, Inc., and dated January 22 , 2021.

The deeds referred to in the foregoing description are recorded in the Register's Office for Davidson County, Tennessee. The property described herein is subject to all ordinances and regulations imposed by the Metro Nashville Davidson County Planning Commission and to any and all easements, rights-of-way, or other encumbrances, whether implied or of record that may exist.

This description was written to reflect the Right-of-Way Dedication (Reference Instrument No. 20200420-0041129) on the north boundary of the property.

TRACT II

TOGETHER WITH the perpetual, exclusive, irrevocable and appurtenant easement as set forth in Clearing, Maintenance and Access Easement Agreement by and between William B. Spaulding and Old Hickory Industrial I, LLC, an Ohio limited liability company, dated February 28, 2020, and recorded

February 28, 2020, as Instrument No. 20200228-0022567, Davidson County, Tennessee Register's Office.

Being the same property conveyed to Old Hickory Industrial I, LLC, pursuant to Special Warranty Deed recorded at Instrument 20200228-0022565, and Quit Claim Deed recorded at Instrument 20200228-0022566, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Instrument No. 200003100025164, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Priest Lake Investments and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 11661, Page 620, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Clearing, Maintenance and Access Easement Agreement, by and between William B. Spaulding and Old Hickory Industrial I, LLC, of record in Instrument No. 202002280022567, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Old Hickory Industrial I, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202004200041129, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Old Hickory Industrial I, LLC, of record in Instrument No. 202007080073702, in the Register's Office of Davidson County, Tennessee.
14. All matters shown on plat(s) of record in Book 5050, Page 84, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Marybeth Johnson, 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.

Marybeth Johnson
Signature

State of MA

County of SUFFOLK

Personally appeared before me, Melissa A. Gravlin [~~Name of Notary~~], a notary public for this county and state, Marybeth Johnson [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa A. Gravlin
Notary's Signature

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

