Karen Johnson Davidson County
Batch# 638955 DEEDWARRSP
05/18/2021 02:10:30 PM 7 pgs
Fees: $38.00 Taxes: $44,326.00
20210518-0067183

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:

Nelson Mullins Riley & Scarborough
Laurence M. Papel
150 4th Ave. North, Suite 1100
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $11,980,000.00

Logan Cass
Affiant

Subscribed and sworn to before me this 17th day of May 2021.

Jodean M. King
Notary Public

My commission expires: 6/21/2021

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Send Tax Bills To:**	**Parcel Nos.:**
MetroCenter South Owner LLC Attn: Robert G. Schaedle, III 5000 Meridian Blvd., Ste. 750 Franklin, TN 37067	SAME	07015005200

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Belmont University**, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **MetroCenter South Owner LLC**, a Delaware limited liability company (the "***Grantee***"), together with its successors and assigns, that certain tract or parcel of land located in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "***Property***").

The Property is improved property located at 2298 Rosa L. Parks Boulevard, Nashville, Davidson County, 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 (the "***Permitted Encumbrances***").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successor and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject in all instances to the Permitted Encumbrances.

Grantor further covenants and binds Grantor, its successors and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

Witness my hand this 17th day of May 2021.

GRANTOR:

Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation

By: _____
Name: Robert C. Fisher
Title: President

By: _____
Name: Steven Lasley
Title: Vice President, Finance & Operations

[***Notary Acknowledgments on following page.***]

State of Tennessee)
County of Davidson)

Before me, a notary public of the state and county aforementioned, personally appeared Robert C. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation, the within named bargainor, and that such person, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the non-profit corporation by such person as President.

Witness my hand and seal, this 14th day of May 2021.

My commission expires:
07.03.2023

lynda Heflin
Notary Public

LYNDA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, a notary public of the state and county aforementioned, personally appeared **Steven Lasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President of Finance and Operations of Belmont University, a Tennessee non-profit corporation, successor by merger to The Trustees of Watkins Institute, a Tennessee non-profit corporation, the within named bargainor, and that such person, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the non-profit corporation by such person as Vice President of Finance and Operations.

Witness my hand and seal, this 17th day of May 2021.

My commission expires:
Sept. 7, 2021

Notary Public

AMY D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

[END OF SIGNATURES]

EXHIBIT A

Property Description

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

Lot 28A on the Resubdivision of Lot 28A Resubdivision of Tract 28, Section II, MetroCenter, as of record in Plat of record in Instrument No. 200508150096242, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Watkins Institute, a Tennessee non-profit organization, by deed of record in Instrument No. 200201230009370, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. All matters shown on plat(s) of record in Book 4675, Page 48, Book 7900, Page 409 and Instrument No. 200508150096242, in the Register's Office of Davidson County, Tennessee.

3. Metropolitan Government Easement, as contained in Metro Council Bill No. 73-608.

4. Terms and provisions of Restrictive Covenants, MetroCenter, by MetroCenter Properties, a Tennessee partnership, of record in Book 5242, Page 389; as affected by Modification to Restrictive Covenants, MetroCenter Properties in Book 5792, Page 787; and Declaration in Book 7012, Page 61, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, by MetroCenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements, by Fountain Square Joint Venture, of record in Book 8884, Page 775; as affected by Amendment to the Declaration of Covenants, Conditions, Restriction, and Easements in Instrument No. 200405170057437, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Stormwater Detention Agreement, by and between Watkins Institute and Metropolitan Government, of record in Instrument No. 200501280010451, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Watkins Institute, of record in Instrument No. 201610260113033, in the Register's Office of Davidson County, Tennessee.

9. Inspection and Maintenance Agreement of record in Instrument No. 20080122-0006079, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement of record in Instrument No. 20080122-0006149, Register's Office for Davidson County, Tennessee.

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.

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.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

