Karen Johnson Davidson County
Batch# 644957 DEEDWARRSP
05/26/2021 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $61,050.00
20210526-0071522

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Ivy Building QOZB, LLC 225 W. Broadway New York, NY 10013	071-13-0-004.00	Same as New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (EBH) 3835 Cleghorn Avenue, Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 21st day of May, 2021, by and between **GPT TPG Vantage Way LLC**, a Delaware limited liability company, having an address c/o Strategic Office Partners, 2390 E. Camelback Road, Suite 320, Phoenix, Arizona 85016 (the "Grantor"), and **The Ivy Building QOZB, LLC**, a Delaware limited liability company, having an office at 225 W. Broadway, New York, NY 10013 (the "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with Special Warranty of Title, unto Grantee, fee simple title to all those certain parcels of land situate in the City of Nashville, Tennessee (the "Real Estate"), and being more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to those items set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Real Estate, together with all rights, privileges, and appurtenances thereunto belonging or pertaining to the Grantee, its successors and assigns, forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized and possessed of the Real Estate in fee simple; that the Grantor has good right and lawful authority to sell and convey the Real Estate; and that the Grantor warrants the title to the Real Estate and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[signature page follows]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $16,500,000.00.

Affiant

Subscribed and sworn to before me this 21st day of May, 2021.

Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth in the notary block below, to be effective as of May ~~17~~ 21st, 2021.

GRANTOR:

GPT TPG Vantage Way LLC,
a Delaware limited liability company

By: _____
Name: Peter Tubesing
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.:
COUNTY OF MARICOPA)

On the 10th day of May in the year 2021 before me, the undersigned, personally appeared Peter Tubesing, personally known to me or proved to me on the basis of satisfactory evidence to be the Authorized Signatory of GPT TPG Vantage Way LLC, a Delaware limited liability company, party to the foregoing instrument, and acknowledged to me that he/she/they, being authorized to do so, executed the same in his/her/their capacity as the Authorized Signatory of GPT TPG Vantage Way LLC, a Delaware limited liability company, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

GIVEN under my hand an official seal this 10th day of May, 2021.

KRISTI HADLAND, NOTARY PUBLIC
COMM. NO. 560397
COMM. EXP. 02/19/2023
MARICOPA CO., AZ

_____
Notary Public

My Commission Expires:

2/19/2023

Exhibit A

The Real Estate

Land in Davidson County, Tennessee, being Lot No. 5A, on the Plan of Resubdivision of Part of Block G, Section No. I, as shown on plat of record in Plat Book 4715, Page 70, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to GPT TPG Vantage Way LLC by Special Warranty Deed from SDG Metro, LLC, a Georgia limited liability company, dated May 23, 2017 and recorded May 31, 2017 as Instrument No. 20170531-0053822 in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. Real estate 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 Plat Book 4675, Page 48 and Plat Book 4715, Page 70, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, Page 952 as amended in Book 10602, Page 499, in the Register's Office of Davidson County, Tennessee.

4. Rights of the Belonging Church, Inc., as licensee only, without rights of first refusal or purchase options, under that certain Temporary Parking License Agreement dated as of September 4, 2020.

5. Any facts, rights, interests or claims that may exist or arise by reason of any matters disclosed by a survey dated February 24, 2021, as prepared by Tony Reasons II, TN RLS 1665, Bock & Clark Corporation, an NV5 Company, under Job No. 202100214, including, without limitation, the following:
    a. Five foot building set back line along the southern and east boundary lines.
    b. Fifteen foot public utilities and drainage easement along the northern and western boundary lines.
    c. Fifty foot front and side minimum building set back line along the eastern and southern boundary line.
    d. Gas meter located on the property without the benefit of a specific easement.
    e. Water meter located on the property without the benefit of a specific easement.
    f. Electric meter located on the property without the benefit of a specific easement.

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:

