Karen Johnson Davidson County
Batch# 670736 DEEDWARRSP
07/02/2021 11:57:30 AM 5 pgs
Fees: $28.00 Taxes: $283,050.00
20210702-0090115

This Instrument Prepared By
And, Upon Recording, Return To :
Matthew Kidd, Esq.
200 Park Avenue
New York, NY 10166-0193

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
c/o C-III Capital Partners LLC
6031 Connection Drive, Suite 200
Irving, TX 75039
Attention: Katherine D. Furman

MAP AND PARCEL NO.: 092-16-0-173.00 and 092-16-0-157.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2021, between

AGRE VPCV PALMER PLAZA OWNER LLC

hereinafter referred to as **Grantor**, and

NASHVILLE WEST END OWNER LLC

hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being Tract I and Tract II as shown on the Plan of Palmer Plaza, of record in Book 6250 Page 343, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more particular description.

BEING the same property conveyed to Palmer Plaza Partners II, a Tennessee general partnership by Deed of record in Instrument No. 20050819-0098973, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AGRE VPCV Palmer Plaza Owner LLC, a Delaware limited liability company, by Warranty Deed from Palmer Plaza Partners II, a Tennessee general partnership, of record as Instrument No. Instrument 201503130021712, said Register's Office.

This is improved property known as 1801 West End Avenue and 1800 Broadway in 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.

TO HAVE AND TO HOLD the said premises with the estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and its name to be signed hereto by its duly authorized agent, on the day and year first above written.

AGRE VPCV PALMER PLAZA OWNER LLC, a Delaware limited liability company

By: _____

Name: Albert Kim

Title: Authorized Signatory

STATE OF NewYork
COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Albert Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signatory of AGRE VPCV Palmer Plaza Owner LLC, the within named bargainor, a Delaware Limited Liability Co, and that he as such Albert Kim, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Albert Kim by himself as Authorized Signatory.

Witness my hand and official seal at office, this 25th day of Jun, 2021.

Pamela Y. Hodges
Notary Public

PAMELA Y. HODGES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6315024
Qualified in New York County
My Commission Expires 11-17-2022

My Commission Expires: _____

STATE OF NEW YORK
COUNTY OF NEW YORK

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 76,500,000.00

Sworn to and subscribed before me, this 30th day of June, 2021.

Notary Public

My Commission Expires:
7-10-2023

Affiant Michael Scott

DEBRA PAOLI
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. #01PA5046314
COMM. EXP. 7-10-2023

[Signature Page to Special Warranty Deed]

Exhibit B

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. There may be leases, grants, exceptions or reservations of interests that are not listed.

2. Taxes for year 2021 and subsequent years, not yet due or payable.

3. Ordinance 084-511 for construction and maintenance of pedestrian walkway above Alley #383 of record in Book 6842. Page 720, Register's Office for Davidson County, Tennessee, as shown on Survey. Assessments, if any, none due and payable.

4. Rights of tenants, as tenants only, without the option to purchase or right of first refusal to purchase all or any portion of the land, under unrecorded leases.

5. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated June 8, 2021 and last revised June 24, 2021, including the following:
   A. Planters cross boundary lines
   B. Steps cross northeastern boundary line
   C. Asphalt from westerly neighbor crosses the western boundary line
   D. Wall 1.2' over property line

6. 6" gas on North side West End Avenue, lot lines, ramps, alley, and R.O.W. Dedication as set forth per Plat Book 6250, Page 343, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey conducted by Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated June 8, 2021 and last revised June 24, 2021.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacey do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30th, 2021.

Affiant
Date: 6/30/21

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of June, 2021

Notary Public

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY