Karen Johnson Davidson County
Batch# 693864 DEEDWARRSP
08/10/2021 11:14:30 AM 7 pgs
Fees: $38.00 Taxes: $213,009.00
20210810-0107576

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Apt 1, LLC c/o Zurich Alternative Asset Management, LLC Four World Trade Center 150 Greenwich Street New York, New York 10007 Attention: Chris Edgar	Map/Parcel No. 115-00-0-008	Same Address As New Owner
This instrument prepared by: Emily H. Bowman, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, NIC NASHVILLE WEST, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to NASHVILLE APT 1, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 7201 Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF NEW YORK

The actual consideration or value, whichever is greater, for this transfer is $57,570,000.00

Affiant SEAN BANNON PRESIDENT, NASHVILLE APT 1, LLC

Subscribed and sworn to before me this 2 day of August, 2021.

LILIYA SUTIS
NOTARY PUBLIC, State of New York
No. 01SU6018860
Qualified in Kings County
Certificate Filed in New York County
Commission Expires October 19, 2022

Notary Public
My Commission Expires: October 19, 2022

212617-401012

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 4 day of August, 2021.

GRANTOR:

NIC NASHVILLE WEST, LLC,
a Delaware limited liability company

By: Aspen Asset Management, Inc.,
a Tennessee corporation
Title: Non-Member Manager

By: _____
Ron Johnson, Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Kristen Cottingham Talley, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ron Johnson, 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 Treasurer of Aspen Asset Management, Inc., a Tennessee corporation, the non-member manager of NIC Nashville West, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Treasurer, 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 in his capacity as Treasurer of Aspen Asset Management, Inc.

Witness my hand and seal at office this 30th day of ~~August~~ July, 2021.

_____
Notary Public

My Commission Expires: 01/08/24

KRISTEN COTTINGHAM TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

212617-401012

4842-7478-2706.3

SCHEDULE 1

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OF LAND LOCATED IN THE TWENTY-SECOND COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY CHARLOTTE PIKE, ON THE EAST BY PARTNER SELF STORAGE ONE, L.P., OF RECORD IN DEED BOOK 11685, PAGE 218. R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), ON THE SOUTH BY INTERSTATE 40, ON THE WEST BY VASTLAND COMMUNITIES, LLC., OF RECORD AS INSTRUMENT NUMBER 20030612-0081572, R.O.D.C.T SAID TRACT IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "THE SUMMIT AT NASHVILLE WEST SUBDIVISION" OF RECORD AS INSTRUMENT NUMBER 20130425-0041345, R.O.D. C. T., AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, SOUTH 88 DEGREES 50 MINUTES EAST, 150 FEET FROM THE CENTERLINE INTERSECTION OF OLD CHARLOTTE PIKE, AT THE NORTHEASTERLY CORNER OF SAID VASTLAND COMMUNITIES, LLC., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE FOR THE NEXT SIX CALLS:
1) NORTH 63 DEGREES 55 MINUTES 52 SECONDS EAST, 214 69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES,
2) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 15 MINUTES CO 00 SECONDS, A RADIUS OF 2,934.79 FEET AN ARC LENGTH OF 64.03 FEET, A CHORD BEARING OF NORTH 62 DEGREES 54 MINUTES 22 SECONDS EAST, AND A CHORD LENGTH OF 64.03 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3) NORTH 28 DEGREES 13 MINUTES 38 SECONDS WEST, 27.50 FEET TO A CONCRETE MONUMENT (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
4) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 52 MINUTES 40 SECONDS, A RADIUS OF 2,907.29 FEET, AN ARC LENGTH OF 704.19 FEET, A CHORD BEARING OF NORTH 55 DEGREES 40 MINUTES 37 SECONDS EAST, AND A CHORD LENGTH OF 702.47 FEET TO A CONCRETE MONUMENT (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
5) SOUTH 37 DEGREES 52 MINUTES 26 SECONDS EAST, 7.04 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
6) NORTH 55 DEGREES 48 MINUTES 37 SECONDS EAST, 419.34 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD) IN THE WESTERLY LINE OF SAID PARTNER SELF STORAGE ONE, L.P. BEING LOT 2 AS SHOWN ON THE PLAT ENTITLED "A & H SUBDIVISION" OF RECORD IN PLAT BOOK 9700, PAGE 911, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAD PARTNER SELF STORAGE ONE, L.P., SOUTH 08 DEGREES 04 MINUTES 43 SECONDS WEST, 528.89 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 FOR THE NEXT THREE CALLS:
1) SOUTH 38 DEGREES 50 MINUTES 44 SECONDS WEST, 438.51 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;

2) SOUTH 51 DEGREES 13 MINUTES 36 SECONDS EAST, 20.00 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3) SOUTH 38 DEGREES 47 MINUTES 25 SECONDS WEST, PASSING THROUGH A CONCRETE HIGHWAY MONUMENT (OLD) AT 448.86 FEET, FOR A TOTAL DISTANCE OF 776.74 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES AT THE MOST EASTERLY CORNER OF SAID VASTLAND COMMUNITIES, LLC;

THENCE, WITH SAID VASTLAND COMMUNITIES, LLC NORTH 26 DEGREES 07 MINUTES 26 SECONDS WEST, 789.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 693,763 SQUARE FEET OR 15.93 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being the same property conveyed to NIC Nashville West, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20200803-0085627, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2021, a lien, not yet due and payable.
2. Rights of tenants, as tenants only, under unrecorded leases existing as of the date hereof.
3. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the Property.
4. Easements of record in Book 3251, page 591; Book 6230, page 156 and Book 787, page 3, said Register's Office.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130402-0032293, said Register's Office.
6. The plat of survey by Theodore Joseph Stevenson, II TN RLS No. 2136 dated November 26, 2012, last revised May 17, 2013, together with plan of record as Instrument No. 20130425-0041345, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20130501-0043698, said Register's Office shows the following matters:
    a. Intentionally deleted.
    b. 5' minimum building setback line from Northeast property line 20' minimum building setback line from I-40 right of way
    c. 5' minimum building setback line from Southwest property line
    d. Note 16. a public utility easement of a minimum of twenty (20) feet adjacent to all street right-of-way shall be made a part of recording.

Certificate of Authenticity

I, Troy Denunzio, 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 Connecticut

County of Fairfield

Personally appeared before me, DIANA S. Kapitan a notary public for this county and state, TROY DENUNZIO who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANA S. Kapitan

Notary's Signature

My Commission Expires: 8/31/2023.

Notary's Seal (If on paper)

202108100107576