Karen Johnson Davidson County
Batch# 694199 DEEDWARRSP
08/10/2021 03:46:30 PM 8 pgs
Fees: $43.00 Taxes: $103,045.00
20210810-0107985

THIS INSTRUMENT PREPARED BY:
Patrick Erickson, Esq.
FD Stonewater, LLC
11601 Wilshire Blvd., Suite 2460
Los Angeles, CA 90027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL
Exeter 5720 Crossings, L.P. 101 West Elm Street, Suite 600 Conshohocken, PA 19428	Same	163-346.00

LSU: TNFA21-4139

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, as of the 5th day of August, 2021, **FDS CROSSINGS, LLC,** a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **EXETER 5720 CROSSINGS, L.P.,** a Delaware limited partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land located at 5720 Crossings Boulevard, in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property and all covenants and warranties of Grantor contained herein are made expressly subject to (i) all applicable zoning ordinances, (ii) legal highways, (iii) taxes and assessments, if any, not yet due and payable, and (iv) the restrictions, conditions, limitations, rights of way, reservations and easements of record, and those items set forth on EXHIBIT B attached hereto and incorporated herein by this reference (collectively, the "Permitted Encumbrances").

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

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise, subject, however, to the Permitted Encumbrances.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, the easements appurtenant to the Property as set forth in Declaration of No Build Area, of record in Book 10722, page 114, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

GRANTOR:

FDS Crossings, LLC,
a Delaware limited liability company

By: FDS Crossings Management, LLC, a Delaware limited liability company, its managing member

By: FDS Management, LLC, a Delaware limited liability company, its sole member

By: _____(SEAL)
Name: Andrew Schwartzman
Title: Managing Member

STATE OF VIRGINIA

COUNTY OF Arlington

The foregoing instrument was acknowledged before me this August 2, 2021 (date) by Andrew Schwartzman, managing member of FDS Management, LLC, a Delaware limited liability company, which is the sole member of FDS Crossings Management, LLC, a Delaware limited liability company, which is the managing member of FDS Crossings, LLC, a Delaware limited liability company, on behalf of the company.

Tim Roland Shaffer

TODD ROLAND SHAFFER
NOTARY PUBLIC
REG. # 7757249
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2021

Notary Public

Printed Name: Todd Roland Shaffer

My Commission Expires:

12/31/2021

EXHIBIT A

PROPERTY

Being a certain tract of land lying in the 28th Councilmanic District of Davidson County, Tennessee, and bounded generally by Hickory Hollow, Ltd. In the north, Crossings Blvd. in the east, Billernie Properties, LLC., in the south and Interstate 24 in the west, and being Lot No. 2 as shown on the Plan of The Crossings at Hickory Hollow, Phase II, of record in Book 9700, pages 511-512, as corrected by Surveyor's Certificate of Correction in Book 10728, page 740, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod at the southeast corner of the Hickory Hollow, Ltd. Property (Deed Book 7034, page 488) and in the west margin of Crossings Boulevard;

Thence, with the westerly margin of Crossings Boulevard, along a curve to the left having a central delta angle of 23 deg. 28 min. 09 sec., a radius of 2341.83 feet, an arc length of 959.25 feet, and a chord bearing and distance of South 29 deg. 21 min. 47 sec. East, 952.56 feet to an iron rod set at the northeast corner of Billernie Properties, LLC., (Deed Instrument No. 201206010047522); Thence, with the north line of Billernie Properties, LLC., South 45 deg. 08 min. 44 sec. West, 403.63 feet to an .X. in a rock in the easterly right-of-way of the Interstate 24 off-ramp to Hickory Hollow Parkway;

Thence with the easterly right-of-way of the Interstate 24 off-ramp for the next seven calls:

North 41 deg. 47 min. 27 sec. West 29.34 feet to an existing iron rod; Thence along a curve to the left having a central delta angle of 03 deg. 55 min. 18 sec., a radius of 5899.58 feet, an arc length of 403.81 feet, and a chord bearing and distance of North 43 deg. 38 min. 09 sec. West, 403.73 feet to an existing iron rod;

Thence North 45 deg. 50 min. 15 sec. West, 101.55 feet to an existing iron rod;

Thence North 36 deg. 45 min. 39 sec. West, 119.48 feet to an existing iron rod;

Thence North 28 deg. 24 min. 36 sec. West, 144.53 feet to an existing concrete monument;

Thence North 24 deg. 22 min. 22 sec. West, 400.00 feet to an existing concrete monument;

Thence North 32 deg. 00 min. 06 sec. West, 101.51 feet to an existing iron rod at the southwest corner of the aforementioned Hickory Hollow, Ltd;

Thence with the south line of Hickory Hollow, Ltd., South 84 deg. 01 min. 53 sec. East, 295.48 feet to an existing iron rod;

North 71 deg. 04 min. 42 sec. East, 270.48 feet to the point of beginning and containing 508,690 square feet, or 11.68 acres, more or less. Described according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc. dated November 5, 2014, last revised December 2, 2014, Job No. 14168.

Being the same property conveyed to FDS Crossings, LLC, a Delaware limited liability company by QuitClaim Deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20200818-0092995, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS
5720 Crossings Boulevard

Nashville, TN

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

2. Rights of Asurion, LLC, as tenant only, pursuant to an unrecorded lease, with no options to purchase or rights of first refusal.

3. No insurance is afforded as to the exact amount of acreage contained in the Legal Description.

4. All matters appearing on Plats recorded in Plat Book 7900, Page 229, Plat Book 9700 Pages 511-512, as corrected by Surveyor's Certificate of Correction in Book 10728, Page 740, in the Register's Office for Davidson County, Tennessee ("Davidson County Register").

5. Declaration of Protective Covenants and Owners Association for Hickory Downs by and between Hickory Hollow, Limited, a Tennessee limited partnership, and Hickory Downs Venture, a Texas joint venture composed of American General Realty Investment Corporation, a Texas corporation, and Hickory Downs Ltd., a Tennessee limited partnership, dated October 13, 1989, and recorded October 10, 1989 in Book 7963, Page 145; as re-recorded October 23, 1989 in Book 7966, Page 60; as amended by Amendment to Declaration of Protective Covenants and Owners Association for The Crossings at Hickory Hollow (Formerly Known as Hickory Downs) by and between MMG South, L.P., , a Tennessee limited partnership, Hickory Hollow, Limited, a Tennessee limited partnership, and Hickory Downs Venture, a Texas joint venture composed of American General Realty Investment Corporation, a Texas corporation, Hickory Downs, Ltd., a Tennessee limited partnership, dated April 6, 1990, and recorded April 10, 1990 in Book 8085, Page 402; as amended by Second Amendment to Declaration of Protective Covenants and Owners Association for The Crossings at Hickory Hollow by and between Hickory Hollow, Limited, a Tennessee limited partnership and Hickory Downs Development, Inc., a Delaware corporation, dated June 23, 1995, and recorded July 14, 1995 in Book 9730, Page 957; as affected by Supplemental Declaration of Protective Covenants by Hickory Downs Development Inc., a Delaware corporation, dated December 15, 1997, and recorded December 16, 1997 in Book 10722, Page 95; as affected by Acknowledgment Regarding Supplemental Declaration of Protective Covenants by TSC Realty Capital, L.P., a Tennessee limited partnership, NT Acquisition – Portfolio Two, LP, and Pool and Spa Deport, L.L.C., a Tennessee limited liability company, dated July 24, 2000, and recorded July 26, 2000 as Instrument No.200007250073371, Davidson County Register.

6. Easement Agreement from Butler Real Estate, Inc., a Delaware corporation to The Crossing at Hickory Hollow Association, dated December 15, 1997, and recorded December 16, 1997 in Book 10722, Page 119, Davidson County Register.

7. Easement Agreement by and between Butler Real Estate, Inc., a Delaware corporation and Hickory Hollow, Limited Partnership, a Tennessee limited partnership f/k/a Hickory Hollow Limited, dated December 30, 1997, and recorded January 26, 1998 in Book 10768, Page 835, Davidson County Register.

8. Lack of direct Access to a controlled access Highway I-24.

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9. Declaration of No-Build Area by Hickory Downs Development, Inc., a Delaware corporation, dated December 15, 1997, and recorded December 16, 1997 in Book 10722, Page 114, Davidson County Register.

END OF PERMITTED EXCEPTIONS

202108100107985

STATE OF Virginia)
) SS:
COUNTY OF Arlington)

The actual consideration for this transfer is TWENTY-SEVEN MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS ($27,850,000).

Andrew Schwartzman
Affiant

SUBSCRIBED AND SWORN TO before me, this 2nd day of August, 2021.

Tim Roland
Notary Public

My Commission Expires: 12/31/2021

TODD ROLAND SHAFFER
NOTARY PUBLIC
REG. # 7757249
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2021

Tennessee Certification of Electronic Document

I, Jaclyn Miles, do hereby make oath that I am a licensed attorney and/or the 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 8/9/21 (date of document).

Affiant Signature

8/9/21
Date

State of Pennsylvania

County of Delaware

Sworn to and subscribed before me this 9 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/29/22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Carleen M. Knecht, Notary Public
Chester County
My commission expires October 29, 2022
Commission number 1341917
Member, Pennsylvania Association of Notaries