Karen Johnson Davidson County
Batch# 698863 DEEDWARRSP
08/17/2021 11:43:30 AM 6 pgs
Fees: $33.00 Taxes: $290,450.00
20210817-0111085

True Copy Certification

I, Joseph P. Sullivan 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

Commonwealth of Massachusetts
County of Suffolk

Personally appeared before me, Mary Donelan-Fields, a notary public for this county and state, Joseph P. Sullivan 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: 2/14/25
Notary' Seal (if on paper)

MARY DONELAN-FIELDS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 02/14/2025

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
NP 18th & Chet, LLC c/o AEW Capital Management Two Seaport Lane Boston, Massachusetts 02210 Attn: Asset Manager	NP 18th & Chet, LLC c/o AEW Capital Management Two Seaport Lane Boston, Massachusetts 02210 Attn: Asset Manager	092-160-358.00

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 which are hereby acknowledged, 18th & CHET, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to NP 18th & CHET, LLC, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 818 18th Avenue South, Nashville, Tennessee.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of 16th day of August, 2021.

(Next Page is Signature Page)

202108170111085

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

18th & CHET, LLC,
a Tennessee limited liability company

By: Clay Moss
Name: Clay Moss
Title: Manager

STATE OF Oklahoma)

COUNTY OF Oklahoma)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Clay Moss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the/a(n) Manager of 18th and Chet, LLC, a Tennessee LLC, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 5th day of August, 2021.

Amber Condreay
Notary Public

My Commission Expires:
9/25/2023

AMBER CONDREAY NOTARY # 15009053 EXP. 09/25/23 PUBLIC STATE OF OKLAHOMA

STATE OF Massachusetts)

COUNTY OF Suffolk)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $78,500,000.00.

Affiant

Sworn to and subscribed before me this 10 day of August, 2021.

Notary Public

My Commission Expires:

3/28/2025

SAMANTHA R. YODZIO
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 28, 2025

Exhibit A to Deed

Property

Being a tract of and lying in the 19th District of Davidson County, Nashville, Tennessee, and being Lots 113 - 118 of O.B. Hayes Plan as recorded in Plat Book 1, Page 69, Chancery Court Clerk Office for Davidson County, Tennessee. Tract being bounded on the west by the eastern Right of Way (ROW) of 18th Avenue South (60' ROW), bounded on the north by University House Condominium as recorded in Instrument Number 20070418-0046460, Register's Office of Davidson County, Tennessee, bounded on the east by the western ROW of Alley #444 (16' ROW) and bounded on the south by the northern ROW of Chet Atkins Place (50' ROW),

Tract being more particularly described as follows: POINT OF BEGINNING being a setpoint lying on the northeast ROW intersection of said Chet Atkins Place and said 18th Avenue South: thence along said eastern ROW of 18th Avenue South North 08°52'38" East 300.00 feet to a set point; thence along the common line of said University House Condominium South 82°41'15" East 150.00 feet to a set point; thence along said western ROW of Alley #444 South 08°52'38" West 300.00 feet to a set point; thence along said northern ROW of Chet Atkins Place North 82°41'15" West 150.00 feet to the point of beginning.

Tract contains 44,984 square feet or 1.03 acres, described according to an ALTA/NSPS Land Title and Topographic Survey, dated March 16, 2016, last revised August 23, 2016, prepared by L. Brandon Lambert, Tennessee No. 2828, Littlejohn, an S & ME Company,1935 21st Avenue South, Nashville, Tennessee 37212, Job No. 20150395.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to 18TH & CHET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deeds dated August 24, 2016 of record as Instrument Nos.20160825-0088902, 20160825-0088903, 20160825-0088904, 20160825-0088905,20160825-0088906, 20160825-0088907, 20160825-0088098, and 20160825-0088909, for further reference see Quitclaim Deed of record as Instrument No. 20160907-0094312, said Register's Office.

Exhibit B to Deed

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201703300031073.
3. Right of Way Easement as contained in that certain Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 201704070034302.