Karen Johnson Davidson County
Batch# 730966 DEEDWARRSP
10/06/2021 11:07:30 AM 6 pgs
Fees: $33.00 Taxes: $90,650.00
20211006-0134302

1st

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Lakefront Campus Owner LLC 1200 N. North Branch St., Suite 100W Chicago, IL 60642 Attn: Zack Cupkovic	Map/Parcel No. 070-15-0-039.00	Same Address As New Owner
This instrument prepared by: Richard F. Warren, Jr., 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, **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois non-profit corporation (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **NASHVILLE LAKEFRONT CAMPUS OWNER 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 2200 Rosa L. Parks Boulevard, Nashville, Tennessee 37228.

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
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,500,000.00

Brian K. Maynard
Affiant

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

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG 27, 2022

Dolores Huff Roe
Notary Public
My Commission Expires:

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of September, 2021.

GRANTOR

THE UNITED METHODIST PUBLISHING HOUSE, an Illinois non-profit corporation

By: Brian K. Milford
Name: Brian K. Milford
Title: President & Publisher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Dolores Huff Roe, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian K. Milford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of the United Methodist Publishing House, an Illinois nonprofit corporation, the within named grantor, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself in his/her capacity as President.

Witness my hand and seal at office this 21st day of September, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

SCHEDULE 1

PROPERTY DESCRIPTION

TRACT I

BEING A PARCEL OF LAND in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the Northwesterly Quadrant of the intersection of Metro Center Boulevard and Athens Way, being Tract No. 28, as shown on the Plan of the Third Revision, Resubdivision of Tract 28, Section II, Metrocenter as of record in Book 7900 Page 409, R.O.D.C., and being more particularly described as follows:

BEGINNING at a lead plug in the northerly right-of-way line of Metrocenter Boulevard, said plug being at the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, with said northerly right-of-way line, the following calls:

N 79° 00' 28" W, 3.70 feet to a lead plug;

With a curve to the left 16.50 feet to a lead plug, said curve having a central angle of 00° 42' 45", a radius of 1,326.24 feet, a tangent of 8.25 feet, and a chord of N 79° 21' 53" W, 16.50 feet;

N 79° 43' 21" W, 1,029.89 feet to a lead plug;

THENCE, leaving said line with the easterly line of Tract No. 28A as shown on said Plan of Resubdivision, N 10° 10' 13" E, 931.99 feet to a point in southerly line of Tract No. 31 as shown on the plan of Second Revision, Resubdivision of Tracts 28 and 31, Section II, Metrocenter, as of record in Book 7900, Page 366, R.O.D.C.;

THENCE, with said line N 89° 03' 14" E, 217.84 feet to a point in the westerly line of Tract No. 36 as shown on the Plan of Metrocenter, Section II, as of record in Book 5200, page 237, R.O.D.C.;

THENCE, with said line S 37° 13' 44" E, 246.67 feet to a point;

THENCE, with the southerly line of Tract No. 18 as shown on the Plan of Metrocenter Tract 18, as of record in Book 5210, Page 50, R.O.D.C., S 64° 01' 02" E, 952.42 feet to an iron pin in the westerly right- of-way line to Athens Way;

THENCE, with said right-of-way line the following calls:
WITH a curve to the right 119.88 feet to an iron pin, said curve having a central angle of 03° 40' 38", a radius of 1,867.86 feet, a tangent of 59.96 feet and a chord of S 41° 20' 28" W, 119.85 feet;

S 43° 10' 48" W, 107.46 feet to an iron pin;

WITH a curve to the left 268.83 feet to an iron pin, said curve having a central angle of 28° 25' 06", a radius of 542.00 feet, a tangent of 137.24 feet and a chord of S 28° 58' 15" W, 266.08 feet;

S 14° 45' 42" W, 59.27 feet to an iron pin;

WITH a curve to the right 75.24 feet to the point of beginning with curve having a central angle of 86° 13' 32", radius of 50.00 feet, a tangent of 46.81 feet, and a chord of S 57° 52' 37" W, 68.34 feet;

CONTAINING 909,598 square feet or 20.88 acres, more or less.

TRACT II

Easements benefiting the land as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements of record at Book 8884, Page 775, as amended in Instrument No. 200405170057437, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The United Methodist Publishing House, an Illinois nonprofit corporation by Deed, of record in Instrument No. 20140711-0061241, Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2021, a lien, not yet due and payable.

2. All matters shown on the Plat of record in Plat Book 7900, page 409 Register's Office for Davidson County, Tennessee.

3. Restrictive covenant prohibiting hotel and motel use as set forth in that certain Lease between Metrocenter Properties, Lessor, and Associated Inns & Restaurants Company of America, Lessee, a memorandum of which is recorded in Book 5225, page 112, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, Page 952, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provide in the Declaration of Covenants, Conditions, Restrictions and Easements of record in Book 8884, Page 775, amended in Amendment to the Declaration of Covenants, Conditions, Restriction, and Easements of record in Instrument No. 20040517-0057437 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. 20' Sanitary Sewer Easement as set forth in plat of record in Plat Book 4675, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 9/22/21 (date of document).

Affiant Signature

9/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

