Karen Johnson Davidson County
Batch# 736357 DEEDWARRSP
10/14/2021 11:36:30 AM 6 pgs
Fees: $33.00 Taxes: $10,175.00
20211014-0138196

This instrument prepared by:

Wilson, Cribbs & Goren, PC
2500 Fannin Street
Houston, Texas 77002
Attention: Tiffany Soltis

After recording return to:

Troutman Pepper Hamilton Sanders LLP
301 S. College Street, 34th Floor
Charlotte, North Carolina 28202
Attention: Michael F. Tomlinson

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
CACP Building LLC	CACP Building LLC	092-011-021.00
3200 Cherry Creek S Drive	3200 Cherry Creek S Drive	092-011-022.00
Suite 125	Suite 125	
Denver, Colorado 80209	Denver, Colorado 80209	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee (as hereinafter defined) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **UNIVAR SOLUTIONS USA INC.**, a Washington corporation, formerly known as Univar USA Inc., herein this 27th day of September, 2021, bargained and sold, and does hereby transfer and convey, unto **CACP BUILDING LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

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

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on Exhibit B attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of September, 2021.

GRANTOR:

UNIVAR SOLUTIONS USA INC.,
a Washington corporation
formerly known as Univar USA Inc.

By: _____
Name: Noelle Perkins
Title: Secretary

THE STATE OF ILLINOIS

COUNTY OF DUPAGE

Before me, the undersigned authority, on this date, personally appeared Noelle Perkins in her capacity as Secretary of UNIVAR SOLUTIONS USA INC., a Washington corporation, formerly known as Univar USA Inc., known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and considerations therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 27th day of September, 2021.

OFFICIAL SEAL
GAVIN T MULDOWNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/25/23

_____
NOTARY PUBLIC in and for
the State of Illinois

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,750,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Noelle Perkins, Affiant

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

Notary Public
My commission expires: 3/25/23
Property Address: 2309 and 2315 Clifton Avenue, Nashville, Tennessee 37209

OFFICIAL SEAL
GAVIN T MULDOWNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/25/23

EXHIBIT A

Legal Description

TRACT I:

A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, described by survey prepared by Michael Holmes and Associates, Inc., dated July 28, 1989, as follows:

Being Parcel 22 on Map 92-11 on the Tax Assessor's Office for Davidson County, Tennessee. Also being Lot "D" and parts of Lots "C", 5,6,7 and * on J. W. Lawless' Plat of Lots, of record in Plat Book 161, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southwest corner of intersection of Clifton Avenue and Seaboard Systems Railroad; thence South 38° 17' 59" West 407.71 feet to the point; thence North 02° 39' 46" East 307.45 feet to a point; thence North 86° 55' 05" East 238.75 fee to the POINT OF BEGINNING, containing 36,517.87 square feet or 0.8383 acres.

TRACT II:

Land in Davidson County, Tennessee, Being Lot "B", the westerly part of Lot "C" and the northwesterly part of Lot Nos. 7 and 8 on the Plan of J.W. Lawless' Resubdivision of the Charles M. Stewart property, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the southerly margin of Clifton Pike at the northwest corner of Lot "B" and the easterly margin of an alley; thence with the westerly line of Lots "B" and 8, southerly 438 feet, more or less, to a point 110 feet from the second track or the outbound main track of the N.C. & St. L. Railway; thence northeasterly parallel with said tract, 134 feet, more or less, to the corner of a lot conveyed by the Harley Pottery Company to Newsom Crushed Stone and Quarry Company, by deed of record in Book 307, page 222, Register's Office for Davidson County, Tennessee; thence with westerly line of said lot, northerly 309 feet, more or less, to the southerly margin of Clifton Pike; thence with the southerly margin of said Pike, westerly 242 feet to the BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO UNIVAR USA INC., A WASHINGTON CORPORATION FROM NEXEO SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201910160105966, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. All matters shown on plat(s) of record in Plat Book 161, Page 20, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Notice of Land Use Restrictions, by Ashland Chemical, Inc., of record in Instrument No. 201101280007783, in the Register's Office of Davidson County, Tennessee.

3. Utility easements retained in and to the alley contiguous to the land, as shown on that certain ALTA/NSPS Survey prepared by Gresham Smith, dated July 28, 2021, as Project No. 44731.01.

4. Survey prepared by Gresham Smith, dated July 28, 2021, under Job No. 44731.01, shows the following:

   abandoned railroad/spur tracks.

5. Rights of parties in possession not shown by the Public Records.

6. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181et seq.) or under similar state laws.

Tennessee Certification of Electronic Document

I, Kimberly A. McBride, 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 **09/27/2021** (date of document).

Affiant Signature

09/27/2021
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **27** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 2-21-25

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025