Karen Johnson Davidson County
Batch# 751916 DEEDWARRSP
11/09/2021 10:48:30 AM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20211109-0149405

SPECIAL WARRANTY DEED

FROM: Bridgestone Park Partners

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Nashville TN V FGF, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Nashville TN V FGF, LLC One North Wacker Drive Chicago, Illinois 60606	Same	Map 95.03, Parcel 131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,500,000.

Affiant

Sworn to and subscribed before me, this 3rd day of November, 2021.

Notary Public

My Commission Expires: 7/22/2025

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridgestone Park Partners**, a Tennessee general Partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Nashville TN V FGF, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 10 Bridgestone Park, Nashville, Tennessee, Davidson County, Tennessee 37214.

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

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 3rd day of November, 2021.

SELLER: Bridgestone Park Partners,
a Tennessee general partnership

By: _____
William R. Hostettler, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William R. Hostettler 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 Authorized Partner of Bridgestone Park Partners, the within named bargainor, a general partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of November, 2021.

_____
Notary Public

My Commission Expires: 7/7/25

JENNIFER JAFARI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 1-7-2025

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

THAT CERTAIN REAL PROPERTY LYING AND BEING SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 15TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, AND BEING LOT 2 OF THE FINAL PLAT OF REVISION TWO OF RESUBDIVISION OF LOTS ONE AND TWO, PHASE ONE AND TWO, BRILEY CORNERS SUBDIVISION, A PLANNED UNIT DEVELOPMENT AS RECORDED IN INSTRUMENT NO. 200609210117106, REGISTERS OFFICE OF DAVIDSON COUNTY (RODC). BOUNDED ON THE EAST BY THE RIGHT OF WAY (ROW) OF BRILEY PARKWAY; BOUNDED ON THE SOUTH BY LOT 3 OF SAID FINAL PLAT OF REVISION TWO OF RESUBDIVISION OF LOTS ONE AND TWO, PHASE ONE AND TWO, BRILEY CORNERS SUBDIVISION; BOUNDED ON THE WEST LOTS 1, 2, 3, & 4, OF BRILEY CORNERS SUBDIVISION RECORDED IN BOOK 6900, PAGE 333 RODC, AND BOUNDED ON THE NORTH BY ROW OF CRAIGMEADE DRIVE (ROW VARIES) AND LOT 1 OF THE FINAL PLAT OF REVISION ONE OF THE RE-SUB OF LOTS ONE & TWO PHASE 1 & 2, BRILEY CORNERS SUBDIVISION RECORDED IN INSTRUMENT NO. 200506170069533.

BEING THE SAME PROPERTY CONVEYED TO BRIDGESTONE PARK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY DEEDS FROM BOYLE CRAIGMEADE II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201607130071924 AND INSTRUMENT NO. 201607130071925, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Book 6900, Page 333; Instrument No. 200402200019758; Instrument No. 200506170069533; and Instrument No. 200609210117106, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Robert E. Baker, Trustee and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4403, Page 94, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Craigmeade Drive Median Maintenance Agreement, by and between Embrey Investments, Inc. and Metropolitan Government of Nashville and Davidson County, of record in Book 7216, Page 227, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Storm Water Detention Agreement, by and between Embrey Investment, Inc. and The Metropolitan Government of Nashville and Davidson County, of record in Book 7216, Page 229, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Deed of Conveyance, by and between Embrey Investment, Inc. and The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 7628, Page 579, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Deed of Conveyance, by and between Embrey Investment, Inc. and The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 7628, Page 584, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, by and between Bridgestone/Firestone North American Tire, LLC, successor by Merger to Bridgestone/Firestone, Inc., and Bridgestone (U.S.A), Inc. and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Instrument No. 200407270089489, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Stormwater Detention Agreement, by and between Boyle Craigmead, L.P./Boyle Investments and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200504280047407, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Limited Access Easement Agreement, by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and Des-Tech (TN) Limited Partnership, a Delaware limited partnership, of record in Instrument No. 200506290074927, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of General Access Easement Agreement, by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and Des-Tech (TN) Limited Partnership, a Delaware limited

partnership, of record in Instrument No. 200506290074928, in the Register's Office of Davidson County, Tennessee.

12. Lack of direct access to a controlled access highway, Briley Parkway.

13. Easement for the flow of the waters of any creeks, branches, or streams, and the rights of the public therein.

14. Rights of upper and lower riparian owners to the flow of the waters of any creeks, branches, or streams, free from diminution or pollution.

15. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any creeks, branches, or streams.

True Copy Certification

I, Mary Kate C. Brandon, 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 on 11/03/2021.

Signature

Date: 11/03/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon 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: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY