This instrument was prepared by:
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Madison, WI 53703-3095

Karen Johnson Davidson County
Batch# 758542 DEEDWARRSP
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Fees: $38.00 Taxes: $85,100.00
20211119-0154305

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner:	Send Tax Bills To:	Tax Parcel Number:
Columbia TN Airways Industrial, LLC c/o Lincoln Advisory Group, Ltd. 120 N. LaSalle Street, Suite 2900 Chicago, IL 60602	Columbia TN Airways Industrial, LLC c/o Lincoln Advisory Group, Ltd. 120 N. LaSalle Street, Suite 2900 Chicago, IL 60602	107-00-0-162.00

THIS INDENTURE, made and entered into as of the 12th day of October, 2021, by and between **NASHVILLE DELL PARKWAY LIMITED, LLC**, an Illinois limited liability company, as to an undivided 14.2600% interest, **JES NASHVILLE DELL PARKWAY II, LLC**, a Tennessee limited liability company, as to an undivided 37.3000% interest, **3D NASHVILLE DELL PARKWAY, LLC**, a Tennessee limited liability company as to an undivided 43.7800% interest, and **NASHVILLE DELL PARKWAY II, LLC**, an Illinois limited liability company as to an undivided 4.660% interest (whether one or more, "Grantor"), and **COLUMBIA TN AIRWAYS INDUSTRIAL, LLC**, a Delaware limited liability company (whether one or more, "Grantee").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference (the "Real Estate").

First American Title-NCS Milwaukee
NCS-1080327 MKE

TO HAVE AND TO HOLD the aforesaid Real Estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed Real Estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[SIGNATURE PAGE(S) FOLLOW(S)]

SPECIAL WARRANTY DEED
SIGNATURE PAGE

WITNESS the signature of Grantor the day and year first above written.

NASHVILLE DELL PARKWAY LIMITED, LLC
JES NASHVILLE DELL PARKWAY II, LLC
3D NASHVILLE DELL PARKWAY, LLC
NASHVILLE DELL PARKWAY II, LLC

By:_____
John E. Shaffer
Manager of each entity

STATE OF ILLLINOIS)
) ss.
COUNTY OF COOK)

Before me, the undersigned Notary Public in the county and state aforesaid, personally appeared John E. Shaffer, with whom I am personally acquainted, who acknowledged himself to be the Manager of each of Nashville Dell Parkway Limited, LLC, JES Nashville Dell Parkway II, LLC, 3D Nashville Dell Parkway, LLC and Nashville Dell Parkway II, LLC, the within named bargainors, and that John E. Shaffer as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of each of the limited liability companies by John E. Shaffer as such Manager.

WITNESS my hand and official seal this 6th day September, 2021.

_____
NOTARY PUBLIC

My commission expires:_____

OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08/29/2023

QB\139978.00062\69901800.4

Affidavit of Consideration

State of Wisconsin
County of Milwaukee

Property Address:
50 Airways Boulevard
Nashville, TN

After Recording Return to:

Columbia TN Airways
Industrial, LLC
c/o Lincoln Advisory Group, Ltd.
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602

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 Real Estate transferred, whichever is greater, is $23,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2021.

Notary Public

ZAYRA Y. DOMINGUEZ NOTARY PUBLIC STATE OF WISCONSIN

My commission expires: 2-5-2024

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EXHIBIT A

DESCRIPTION OF THE PROPERTY

Tract No. 1:

Lot No. 1 of the Plat of Resubdivision of Nashville Dell Parkway Property, of record as Instrument No. 201410280099417, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nashville Dell Parkway Limited, LLC by Deed of record as Instrument No. 201405050038173; Instrument No. 201405050038175; and Instrument No. 201405050038176, Register of Deeds of Davidson County, Tennessee.

Also being the same property conveyed to JES Nashville Dell Parkway II, LLC by Deed of record as Instrument No. 201405050038177, Register of Deeds of Davidson County, Tennessee.

Also being the same property conveyed to 3D Nashville Dell Parkway, LLC as Instrument No. 201405050038178, Register of Deeds of Davidson County, Tennessee.

Tract No. 2:

Together with non-exclusive vehicular and pedestrian ingress and egress easement and easement to install, operate and maintain utilities as set forth in easements in the Easement Agreement for Ingress/Egress and Utilities, of record in Instrument No. 199912230306638, as amended by Amended & Restated Easement Agreement for Ingress/Egress and Utilities of record in Instrument No. 201107150054275, Register's Office for Davidson County, Tennessee.

Tract No. 3:

Together with non-Exclusive easement appurtenant to Tract No. 1 for drainage and drainage Improvements as granted in the Easement Agreement for Drainage, of record as Instrument No. 200102210016276, said Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. *All matters shown on plat(s) of record in Instrument No. 201410280099417, in the Register's Office of Davidson County, Tennessee.*

3. *Easement Agreement for Ingress and Egress and Declaration of Covenants and Restrictions of record in Instrument No. 201504200035153, in the Register's Office of Davidson County, Tennessee.*

4. *Unrecorded lease, as evidenced by Memorandum of Lease by and between Nashville Dell Parkway Limited, LLC, JES Nashville Dell Parkway II, LLC and 3D Nashville Dell Parkway, LLC and Amazon.com.dedc, LLC, of record in Instrument No. 201407010057394; as amended by Amendment to Memorandum of Lease of record in Instrument No. 201505150045047, in the Register's Office of Davidson County, Tennessee.*

5. *Easement Agreement for Ingress/Egress and Utilities of record in Instrument No. 199912230306638; as amended by & Restated Easement Agreement for Ingress/Egress and Utilities of record in Instrument No. 201107150054275, in the Register's Office of Davidson County, Tennessee.*

6. *All matters contained in Deed of record in Instrument No. 199912230306637, in the Register's Office of Davidson County, Tennessee.*

7. *Easement Agreement for Drainage of record in Instrument No. 200102210016276, in the Register's Office of Davidson County, Tennessee.*

8. *Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 200105030045663, in the Register's Office of Davidson County, Tennessee.*

9. *Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 200508120095679, in the Register's Office of Davidson County, Tennessee.*

True Copy Certification

I, Danielle M. Farina, 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.

Danielle Maria Farina
Signature

State of Wisconsin

County of Milwaukee

Personally appeared before me, Zayra Y Dominguez, a notary public for this county and state, Danielle Maria Farina, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Zayra Y Dominguez
Notary's Signature

My Commission Expires: 2-5-2024
Notary' Seal (if on paper)

ZAYRA Y. DOMINGUEZ NOTARY PUBLIC STATE OF WISCONSIN