Prepared by:
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Karen Johnson Davidson County
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GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	TAX MAP PARCEL NUMBER:
c/o Triumph Capital Group, 5445 DTC Parkway, Suite 910, Greenwood Village, CO 80111	SAME AS GRANTEE	Parcel 10600006700

****

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

> **707 SPENCE LANE, LLC,** a Delaware limited liability company with a principal executive office at 172 South Broadway, White Plains, New York 10605, **"GRANTOR",**

has bargained and sold, and by these presents do hereby transfer and convey unto,

> **707 SPENCE OWNER, LLC,** a Delaware limited liability company with a principal executive office at c/o Triumph Capital Group, 5445 DTC Parkway, Suite 910, Greenwood Village, CO 80111, **"GRANTEE",**

its heirs and assigns, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

> Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Spence Lane and Cornelia Street and being more particularly described as follows:
>
> BEGINNING at an iron pin at the intersection of the southerly margin of Cornelia Street and the easterly margin of Spence Lane;
>
> THENCE, with said Cornelia, Street, S 79° 23' 05" E, 443.25 feet to a point;
>
> THENCE, S 80° 34' 20" E, 569.62 feet to a point in the west line of Viola Hagan of record in Book 9449, Page 2, R.O.D.C.;

THENCE, with said Hagan, S 00° 27' 54" E, 419.98 feet to an iron pin;

THENCE, with the north line of McQuiddy Printing Company Property, L.L.C., of record in Instrument No. 20120815-0073014, R.O.D.C., N 75° 39' 21" W; 636.14 feet to an iron pin:

THENCE, S 09° 51' 42" W, 30.46 feet to an iron pin;

THENCE, N 79° 56' 40" W, 501.72 feet to an iron pin in the easterly margin of Spence Lane;

THENCE, with said margin, N 16° 47' 03" E, 396.63 feet to the Point of Beginning.

Containing 416,743 square feet or 9.57 acres, more or less.

Being the same property conveyed to 707 Spence Lane, LLC, a Delaware limited liability company by Warranty Deed dated 04/30/2019 from 46th Street Investors, a California general partnership of record in Instrument 201905020040651, Register's Office for Davidson County, Tennessee.

This is an improved property located at 707 Spence Lane, Nashville, Tennessee.

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TO HAVE AND TO HOLD the aforesaid real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized in fee simple the aforesaid real estate; that Grantor has a good right to sell and convey the same; and that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth on Exhibit A attached hereto.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantor herein has set its hand on this the 30th day of November, 2021.

707 SPENCE LANE, LLC,
a Delaware limited liability company

By: _____
Name: Adam Reich
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) §
County of Los Angeles)

On November 23rd, 2021, before me, Tori L. Harris a Notary Public, personally appeared Adam Reich who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Tori L. Harris
Signature of Notary

TORI L. HARRIS
Notary Public - California
Los Angeles County
Commission # 2283822
My Comm. Expires Mar 31, 2023

(Affix seal here)

STATE OF Colorado)
)
COUNTY OF Denver)

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $20,000,000.00.

707 SPENCE OWNER, LLC,
a Delaware limited liability company

By: _____
Paul Ruff, Authorized Signatory

SUBSCRIBED TO AND SWORN before me on this the 24 day of November, 2021.

_____
Notary Public

Judith C Bregman
Printed Name of Notary

My commission expires: 3/31/2024

JUDITH CLAIRE BREGMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994024873
MY COMMISSION EXPIRES MARCH 31 2024

Exhibit A
Permitted Encumbrances

1. Intentionally omitted.

2. Intentionally omitted.

3. Intentionally omitted.

4. Intentionally omitted.

5. Intentionally omitted.

6. Intentionally omitted.

7. Intentionally omitted.

8. Intentionally omitted.

9. Intentionally omitted.

10. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 202002060013951, Register's Office for Davidson County, Tennessee.

12. Intentionally omitted.

13. Intentionally omitted.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 November 30, 2021.

Affiant
Date: 12/3/2021

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY