Karen Johnson Davidson County
Batch# 774778 DEEDWARR
12/16/2021 10:05:30 AM 7 pgs
Fees: $38.00 Taxes: $133,200.00
20211216-0166235

This Instrument Prepared By
and return upon recording to:

John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To
Camden Gulch, LLC 909 Division Street Nashville, TN 37203	Camden Gulch, LLC 11 Greenway Plaza, Suite 2400 Houston, TX 77046-1124
Map & Parcel No.: 093-14-0-566.00	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **909 DIVISION LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold and does hereby transfer and convey unto **CAMDEN GULCH, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the " Property").

The Property is improved property located at 909 Division Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same, and that the same is unencumbered, except as shown on Exhibit "B" attached hereto (the "Permitted Exceptions").

AND Grantor does further covenant and bind itsself its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of December, 2021.

909 DIVISION, LLC,
a Delaware limited liability company

By: Goldberg Management Experts, LLC,
An Illinois limited liability compnay, its Manager

By: _____
Name: Brian Goldberg
Its: Manager

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared BRIAN GOLDBERG 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 Manager of Goldberg Management Experts LLC the manager of **909 DIVISION, LLC**, the within-named bargainor, a Delaware Limited Liability Company, and that he, as such manager being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such manager.

WITNESS my hand and seal at office on this the 7th day of December,2021.

_____
Notary Public

OFFICIAL SEAL
ANNE FOYTIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 2/10/2025

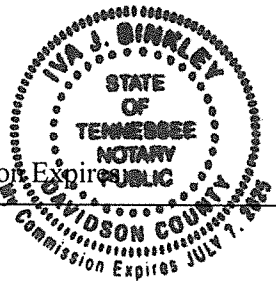
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2021.



NOTARY PUBLIC

My Commission Expires:

4869-0431-8213

202112160166235

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 3 on the Plan of Edgehill Estates, Section 65, of record in Book 4460, page 159, Register's Office for said County, Tennessee, and more particularly described according to an unrecorded survey prepared by Steven D. Delle, a registered land surveyor in the State of Tennessee, said surveyor being dated September 5, 2003, and identified as project No. 03126 in the records of Dale & Associates, the subject property having been described therein by metes and bounds as follows:

Beginning at an iron rod situated in the southerly margin of Division Street, said point also being the northeast corner of the South Central Bell Telephone Company of record in Book 4708, page 480, R.O.D.C., TN;

Thence, along said road, South 81 deg. 46 min. 18 sec. East, a distance of 98.93 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 20 deg. 12 min. 41 sec., a radius of 570.00 feet, a tangent of 101.59 feet, a length of 201.07 feet, and having a chord which bears South 71 deg. 39 min. 58 sec. East, a distance of 200.03 feet to an iron rod;

Thence, leaving said road, South 27 deg. 55 min. 51 sec. West, a distance of 373.41 feet to an iron rod;

Thence, North 69 deg. 33 min. 54 sec. West, a distance of 95.06 feet to an iron rod;

Thence, North 63 deg. 47 min. 47 sec. West, a distance of 77.32 feet to an iron rod;

Thence, North 07 deg. 38 min. 30 sec. East, a distance of 342.70 feet to the point of beginning and containing 85,943.129 square feet or 1.973 acres of land.

Being the same property conveyed to 909 DIVISION LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from GULCH STORAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20191211-0127745, dated December 10, 2019, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 4460, page 159, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 passed July 1, 2021.

12/8/21
Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2021.

Notary's Signature

My Commission Expires: 9-08-25
Date

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY