Karen Johnson Davidson County
Batch# 779047 DEEDWARR
12/22/2021 03:59:30 PM 9 pgs
Fees: $48.00 Taxes: $40,700.00
20211222-0169524

Tennessee Certification of Electronic Document

I, Tralyn McDowell, 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 12/16/2021 (date of document).

Affiant Signature

December 20, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Mary E. Fersch, Notary Public
Allegheny County
My commission expires June 25, 2023
Commission number 1049417
Member, Pennsylvania Association of Notaries

This Instrument Prepared by:
Brody, Schwartzman, Feinberg, Cohan & Pastor PLLC
55 Fifth Avenue, 15th Floor
New York, NY 10003

When recorded return to:
First American Title Insurance Company
National Commerical Services
310 Grant Street, Suite 1601
Pittsburgh, PA 15219
File No. NCS-1091406

Name and Address of New Owner:

Apex Riverstone, LLC
44 Abele Road
Beacon 1, Suite 304
Bridgeville, PA 15017

Send Tax Bills To:

Same

Parcel No.:

071130015.00

Property Address:
230-240 Cumberland Bend
Nashville, Tennessee

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **PADDOCK TN EQUITIES LLC,** a Tennessee limited liability company (herein "**Grantor**") does hereby bargain, sell, transfer and convey unto **APEX RIVERSTONE, LLC** (herein "**Grantee**") the property described on **Exhibit "A"** attached hereto and made a part hereof, subject to all easements, restrictions and other matters of record more particularly described on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2021.

PADDOCK TN EQUITIES LLC,
a Tennessee limited liability company

By: _____
Name: Robert Kantor
Title: Manager

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared **Robert Kantor**, to me known (or proved to me on the basis of satisfactory evidence) to be the Manager of **PADDOCK TN EQUITIES LLC,** the within named grantor, a Tennessee limited liability company, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said limited liability in his capacity as Manager.

WITNESS my hand at office this 13th day of December, 2021.

_____
Notary Public
My Commission Expires: October 11, 2024

ALEXANDRA J FINK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FI6349139
Qualified in New York County
My Commission Expires: 10/11/24

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHNEY)

I, Akinjide A. Famuagun, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$11,000,000**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before
me this 13th day of December, 2021.

Notary Public
My Commission Expires: June 7, 2025

Commonwealth of Pennsylvania - Notary Seal
April Mance, Notary Public
Washington County
My commission expires June 7, 2025
Commission number 1314378
Member, Pennsylvania Association of Notaries

EXHIBIT “A”

TRACT I:

BEING A PARCEL OF LAND IN NASHVILLE, FIFTH CIVIL DISTRICT, TWENTIETH COUNCILMANIC DISTRICT DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE EAST BY THE CUMBERLAND RIVER AND ON THE NORTH BY METROCENTER, TRACT 13, AS OF RECORD IN BOOK 4660, PAGE 87, BEING LOT FOUR AS SHOWN ON THE PLAN OF SECTION FOUR CUMBERLAND BEND BUSINESS PARK, AS OF RECORD IN BOOK 6200, PAGE 854, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A P.K. SPIKE, N 62 DEG. 45' 29" E. 880.40 FEET ALONG THE SOUTH BOUNDARY OF SAID METROCENTER, TRACT 13, FROM THE NORTHEAST RIGHT-OF-WAY LINE OF GREAT CIRCLE ROAD;

THENCE, CONTINUING WITH SAID LINE N 62 DEG. 45' 29" E 841.92 FEET TO A POINT IN THE LOW WATERLINE OF THE CUMBERLAND RIVER;

THENCE, WITH SAID LOW WATERLINE, S 34 DEG 15' E, 100.00 FEET TO A POINT;

THENCE. CONTINUING WITH SAID LOW WATERLINE, S 33 DEG. 15' E, 151.58 FEET TO A POINT;

THENCE, LEAVING SAID LOW WATERLINE OF THE CUMBERLAND RIVER, WITH THE NORTHERLY LINE OF SECTION FIVE, CUMBERLAND BEND BUSINESS PARK, AS OF RECORD IN BOOK 5060, PAGE 93, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND SECTION SEVEN, CUMBERLAND BEND BUSINESS PARK, AS OF RECORD IN BOOK 5210, PAGE 90, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE S 62 DEG. 45' 29" W 709.99 FEET TO A POINT;

THENCE, CONTINUING SAID NORTHERLY LINE WITH A CURVE TO THE LEFT 40.27 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEG. 04' 26" AND A RADIUS OF 100.00 FEET, A TANGENT OF 20.41 FEET AND A CHORD 5 51 DEG. 13' 16" W, 40.00 FEET;

THENCE, CONTINUING SAID NORTHERLY LINE WITH A CURVE TO THE RIGHT 40.27 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEG. 04' 26", A RADIUS OF 100.00 FEET, A TANGENT OF 20.41 FEET AND A CHORD S 51 DEG. 13' 16" W, 40.00 FEET;

THENCE, CONTINUING SAID NORTHERLY LINE S 62 DEG. 45' 29" W, 81.63 FEET TO A POINT;

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF SECTION NINE, CUMBERLAND BEND BUSINESS PARK, AS OF RECORD IN BOOK 8250, PAGE 79, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE N 27 DEG. 14' 31" W, 266.00 FEET TO THE POINT OF BEGINNING.

PARKING EASEMENT

TRACT II:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTIETH COUNCIL MANIC DISTRICT DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN GREAT CIRCLE ROAD AND THE CUMBERLAND RIVER AND BEING A PART OF LOT NO. SEVEN AS SHOWN ON THE PLAN OF CUMBERLAND BEND

BUSINESS PARK, SECTION SEVEN, AS OF RECORD IN BOOK 5210, PAGE 90, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE SOUTHERLY LINE OF A 25 FOOT WIDE COMMON ACCESS AND PUBLIC UTILITY EASEMENT WHICH LIES ALONG THE NORTHERLY LINE OF SAID LOT NO. SEVEN, SAID POINT BEING S 62 DEG. 45' 29" W, 227.29 FEET, AND S 27 DEG. 14' 31" E, 12.50 FEET FROM THE SOUTHWESTERLY CORNER OF LOT NO. FOUR, AS SHOWN ON THE PLAN OF SECTION FOUR, CUMBERLAND BEND BUSINESS PARK AS OF RECORD IN BOOK 6200, PAGE 854, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH SAID EASEMENT LINE THE FOLLOWING CALLS:

N 62 DEG. 45' 29" E, 309.12 FEET TO A POINT;

WITH A CURVE TO THE LEFT 45.31 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE AT 23 DEG. 04' 26", A RADIUS OF 112.50 FEET, A TANGENT OF 22.96 FEET, AND A CHORD OF N 51 DEG. 13' 16'' E, 45.00 FEET; WITH A CURVE TO THE RIGHT 35.24 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEG. 04' 26'', A RADIUS OF 87.50 FEET A TANGENT OF 17.86 FEET. AND A CHORD OF N 51 DEG. 13' 16" E, 35.00 FEET;

N 62 DEG. 45' 29" E, 7.50 FEET TO A POINT;

THENCE, LEAVING SAID LINE, S 27 DEG. 14' 31" E, 17.50 FEET TO A POINT;

THENCE, N 62 DEG. 45' 29" E, 117.00 FEET TO A POINT;

THENCE., S 72 DEG. 14' 31" E, 35.36 FEET TO A POINT;

THENCE, S 27 DEG. 14' 31 '' E, 46.50 FEET TO A POINT;

THENCE, S 62 DEG. 45' 29" W, 502.00 FEET TO A POINT;

THENCE, N 27 DEG. 14' 31" W. 19.00 FEET TO A POINT;

THENCE, S 62 DEG. 45' 29" W, 35.00 FEET TO A POINT;

THENCE, N 27 DEG. 14' 31" W, 54.00 FEET TO THE POINT OF BEGINNING.

BEING AN EASEMENT CREATED UNDER THE AMENDED DECLARATION OF EASEMENT OF RECORD IN BOOK 5637, PAGE 199, AND CONVEYED TO REALMARK PROPERTY INVESTORS LIMITED PARTNERSHIP - V, BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7222, PAGE 984, AND BY ASSIGNMENT OF EASEMENT OF RECORD IN BOOK 7222, PAGE 992, ALL IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ACCESS EASEMENT

TRACT III:

BEING AN 80-FOOT WIDE AND A 25-FOOT WIDE COMMON ACCESS AND PUBLIC UTILITY EASEMENT IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, DAVIDSON COUNTY,

TENNESSEE, LOCATED ON THE EASTERLY SIDE OF GREAT CIRCLE ROAD AT VANTAGE WAY CROSSING PROPERTY SHOWN ON THE PLANS OF METROCENTER TRACT 4M AND 4G AS OF RECORD IN BOOK 6200, PAGE 751, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CUMBERLAND BEND BUSINESS PARK, SECTION SEVEN, AS OR RECORD IN BOOK 5210, PAGE 90, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SECTION NINE, CUMBERLAND BEND BUSINESS PARK AS OF RECORD IN BOOK 8250, PAGE 79, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF GREAT CIRCLE ROAD, SAID POINT BEING N 35 DEG. 12' 27" W, 40.00 FEET FROM THE CENTERLINE, AS EXTENDED, OF VANTAGE WAY;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, N 54 DEG 47' 33" E. 117.00 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT, 177.71. FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEG. 57' 27" A RADIUS OF 567.00 FEET, A TANGENT OF 89.59 FEET AND A CHORD OF N 63 DEG. 46' 36" E, 176.98 FEET;

THENCE, N 72 DEG. 45' 00" E, 62.01 FEET TO A POINT;

THENCE, WITH A CURVE TO THE LEFT 40.47 FEET TO A POINT: SAID CURVE HAVING A CENTRAL ANGLE OF 92 DEG. 45' 00", A RADIUS OF 25.00 FEET, A TANGENT OF 26.23 FEET AND A CHORD OF N 26 DEG. 22' 30'' E, 36.19 FEET;

THENCE, N 20 DEG. 00' 00" W, 128.66 FEET TO A POINT;

THENCE; WITH A CURVE TO THE RIGHT 57.40 FEET TO A POINT SAID CURVE HAVING A CENTRAL ANGLE OF 82 DEG. 45' 29", A RADIUS OF 39.74 FEET, A TANGENT OF 35.01 FEET AND A CHORD OF N 21 DEG. 22' 45" E, 52.54 FEET:

THENCE, N 62 DEG. 45' 29'' E, 383.00 FEET TO A POINT IN THE WESTERLY LINE OF SECTION FOUR, CUMBERLAND BEND BUSINESS PARK AS OF RECORD IN BOOK 6200, PAGE 854, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE., WITH SAID LINE, S 27 DEG. 14' 31" E, 25.00 FEET TO A POINT;

THENCE, S 62 DEG. 45' 29" W, 383.00 FEET TO A POINT;

THENCE, WITH A CURVE TO THE LEFT 21.29 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 82 DEG. 45' 29", A RADIUS OF 14.74 FEET, A TANGENT OF 12.99 FEET AND A CHORD OF S 21 DEG. 22' 45" W, 19.49 FEET;

THENCE, S 20 DEG. 00' 00" E, 236.19 FEET TO A POINT;

THENCE, S 72 DEG. 45' 00" W, 117.12 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT 152.63 FEET TO A POINT. SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEG. 57' 27", A RADIUS OF 487.00 FEET, A TANGENT OF 76.95 FEET AND A CHORD OF S 63 DEG. 46' 36" W. 152.01 FEET;

THENCE, S 54 DEG. 47' 33" W, 117.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF GREAT CIRCLE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE N 35 DEG, 12' 27'' W, 80.00 FEET TO THE POINT OF BEGINNING.

BEING A COMMON ACCESS EASEMENT CREATED BY FIRST AMENDMENT TO MASTER DEED OF CUMBERLAND BEND, METROCENTER, OF RECORD IN BOOK 5035, PAGE 972, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ESTOPPEL AGREEMENT OF RECORD IN BOOK 7223, PAGE 12, IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO PADDOCK TN EQUITIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201511250119579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

Permitted Exceptions

1. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 79, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 854, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 751, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 5210, Page 90, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 181, Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 87, Register's Office for Davidson County, Tennessee.

7. Flowage Easement in favor of the United States of America recorded in Book 2290, page 256, Register's Office for Davidson County, Tennessee.

8. Right-of-Way Easement in favor of Colonial Pipeline Company, a Delaware corporation recorded in Book 5039, page 193, Register's Office for Davidson County, Tennessee.

9. Said Right-of-Way Easement being subject to Modification Agreement recorded in Book 5232, page 252, said Register's Office.

10. Amended Declaration of Easement(s) recorded in Book 5637, page 199, Register's Office for Davidson County, Tennessee.

11. Said Amended Declaration of Easement(s) subject to Assignment of Easement to Realmark property Investors Limited Partnership - V, a Delaware limited partnership, recorded in Book 7222, page 992, said Register's Office.

12. Pad Mounted Transformer Easement grated to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, recorded in Book 5291, page 871, Register's Office for Davidson County, Tennessee.

13. Underground and Pad Mounted Transformer Easement grated to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, recorded in Book 5055, page 81, Register's Office for Davidson County, Tennessee.