Karen Johnson Davidson County
Batch# 782664 DEEDWARRSP
01/03/2022 09:47:30 AM 8 pgs
Fees: $43.00 Taxes: $28,120.00
20220103-0000209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,600,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of December, 2021.

Notary Public
My commission expires: 7/9/24

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DOCUMENT PREPARED BY
AND UPON RECORDATION RETURN TO:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Colony C. Canady

NCS 1020548

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
c/o Wood Partners 15 Music Square West Nashville, TN 37203	Same address	Map 72-5, Parcel 59; Map 72-5, Parcel 150

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of December 17, 2021, by **JOSEPH WILLIAM SAUVE**, an individual resident of the State of Tennessee (hereinafter called "Grantor"), in favor of **PR III/WOOD EAST NASHVILLE, LLC**, a Delaware limited liability company (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

TO HAVE AND TO HOLD the said bargained the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE.**

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise. This Deed and the warranty of title contained herein are made expressly subject to those certain matters set forth on Exhibit B attached hereto and made a part hereof, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

GRANTOR:

Joseph William Sauve

Joseph William Sauve

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Kitty Martin, a notary public of the aforementioned state and county, personally appeared Joseph William Sauve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in the County and State set forth above, this the 16th day of December, 2021.

Kitty Martin

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

Property

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

TRACT I:

LAND IN THE 12TH, FORMERLY THE 8TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 4 ON THE PLAN OF THE DIVISION OF THE LANDS OF GEORGE STULL, DECEASED, AS OF RECORD IN MINUTE BOOK F, PAGE 234, AND LOT NO. 2 ON THE RE-SUBDIVISION OF PART OF LOT NO. 4 DIVISION OF LANDS OF GEORGE STULL, OF RECORD IN BOOK 4060, PAGE 15, OF THE REGISTER'S OFFICE FOR SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY MARGIN OF TRINITY LANE, 571.04 FEET WEST OF THE CENTERLINE OF L & N RAILROAD, SAID BEGINNING POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO GENERAL SHOE CORPORATION BY DEED FROM JOY FLORAL COMPANY, OF RECORD IN BOOK 1372, PAGE 399, SAID REGISTER'S OFFICE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF TRINITY LANE, SOUTH 28° 42' 27" WEST 19.02 FEET TO AN IRON PIN; THENCE, SOUTH 85° 54' 03" EAST 4.88 FEET TO AN IRON PIN; THENCE SOUTH 27° 59' 53" WEST 931.01 FEET TO AN IRON PIN IN THE SOUTH LINE OF LOT NO. 4 AND THE NORTH LINE OF LOT NO. 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTH 84° 04' 11" WEST 225.24 FEET TO AN IRON PIN; THENCE NORTH 84° 53' 09" WEST 10.60 FEET TO A CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY OF ELLINGTON PARKWAY; THENCE WITH SAID RIGHT-OF-WAY, NORTH 17° 08' 50" EAST 132.37 FEET TO A CONCRETE MONUMENT IN SAID RIGHT-OF-WAY OF ELLINGTON PARKWAY; THENCE WITH SAID RIGHT-OF-WAY, NORTH 20° 22' 08" EAST 569.70 FEET TO AN IRON PIN IN THE EASTERLY RIGHT-OF-WAY OF ELLINGTON PARKWAY AND THE SOUTHWEST CORNER OF LOT NO. 1 ON THE PLAN OF THE DIVISION OF THE LANDS OF GEORGE STULL, AS OF RECORD IN BOOK 4060, PAGE 15, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTH LINE OF LOT NO. 1, SOUTH 82° 20' 06" EAST 181.35 FEET TO AN IRON PIN; THENCE WITH THE EAST LINE OF LOT NO. 1, NORTH 27° 56' 12" EAST; 216.65 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF TRINITY LANE; THENCE WITH SAID SOUTH MARGIN OF TRINITY LANE, SOUTH 85° 18' 30" EAST 157.90 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOSEPH WILLIAM SAUVE, BY DEED FROM WILLIAM D. EPLEY AND WIFE, BARBARA S. EPLEY, OF RECORD IN INSTRUMENT NO. 200701230009458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCELS OF LAND:

Overlap 1:

Being a parcel of land located in the Urban Services District, 5th Councilmanic District of Nashville, Davidson County, Tennessee; generally being located at the southeast quadrant of the intersection of Ellington Parkway and E. Trinity Lane, being a portion of property conveyed to Joseph William Sauve by deed of record in Instrument No. 20070123-0009458, R.O.D.C., in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

COMMENCING at a new iron pin at the intersection of the southerly right of way of E. Trinity Lane and the easterly right of way of the Ellington Parkway, said iron pin also being on the north line of Lot No. 1 of the Resubdivision of Part of Lot No. 4, Division of Lands of George Stull, of record in Plat Book 4060, page 15, in the Register's Office of Davidson County;

THENCE, with said southerly right of way of E. Trinity Lane the following calls:

S 85° 13' 48" E, 186.65 feet to a new iron pin in the northeasterly corner of Lot 2 of the Resubdivision of Part of Lot No. 4, Division of Lands of George Stull,

S 85° 33' 32" E, 157.90 feet;

THENCE, leaving said southerly right of way of E. Trinity Lane, S 28° 27' 46" W, 1.21 feet to the northerly line of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10677, Page 476, R.O.D.C. being the TRUE POINT OF BEGINNING;

THENCE, S 28° 27' 46" W, 17.32 feet;

THENCE, N 62° 15' 09" W, 0.54 feet,

THENCE, N 27° 44' 51" W, 17.00 feet;

THENCE, S 84° 56' 10" E, 0.82 feet to the TRUE POINT OF BEGINNING.

Containing 11 square feet, more or less.

Overlap 2:

Being a parcel of land located in the Urban Services District, 5th Councilmanic District of Nashville, Davidson County, Tennessee; generally being located at the southeast quadrant of the intersection of Ellington Parkway and E. Trinity Lane, being a portion of property conveyed to Joseph William Sauve by deed of record in Instrument No. 20070123-0009458, R.O.D.C., in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

COMMENCING at a new iron pin at the intersection of the southerly right of way of E. Trinity Lane and the easterly right of way of the Ellington Parkway, said iron pin also being on the north line of Lot No. 1 of the Resubdivision of Part of Lot No. 4, Division of Lands of George Stull, of record in Plat Book 4060, page 15, in the Register's Office of Davidson County;

THENCE, with said southerly right of way of E. Trinity Lane the following calls:

S 85° 13' 48" E, 186.65 feet to a new iron pin in the northeasterly comer of Lot 2 of the Resubdivision of Part of Lot No. 4, Division of Lands of George Stull,

S 85° 33' 32" E, 157.90 feet;

THENCE, leaving said southerly right of way of E. Trinity Lane, S 28° 27' 46" W, 19.02 feet to the northerly line of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10677, Page 476, R.O.D.C.;

THENCE, S 86° 09' 05" E, 1.20 feet to the TRUE POINT OF BEGINNING;

THENCE, S 86° 09' 05" E, 3.68 feet;

THENCE, N 27° 44' 51" W, 1.49 feet;

THENCE, N 62° 15' 09" W, 3.36 feet to the TRUE POINT OF BEGINNING.

Containing 3 square feet, more or less.

Being a portion of the same property conveyed to Joseph William Sauve from William D. Epley and wife, Barbara S. Epley, by General Warranty Deed dated January 23, 2007, of record in Instrument No. 20070123-0009458, Register's Office of Davidson County, Tennessee.

TRACT II:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE RESUBDIVISION OF PART OF LOT NO. 4, DIVISION OF LANDS OF GEORGE STULL, AS OF RECORD IN BOOK 4060, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE SOUTHERLY MARGIN OF TRINITY LANE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MYERS TRUCK & CASTER COMPANY OF RECORD IN BOOK 4097, PAGE 926, SAID REGISTER'S OFFICE; THENCE SOUTH 27° 33' WEST 216.65 FEET; THENCE, NORTH 82° 06' WEST 181.35 FEET TO THE EASTERLY MARGIN OF ELLINGTON PARKWAY; THENCE WITH THE SAME NORTH 19° 50' EAST 157.50 FEET, AND CONTINUING WITH SAME NORTH 48° 27' EAST 54.1 FEET TO THE SOUTHERLY MARGIN OF TRINITY LANE; THENCE WITH THE SAME SOUTH 84° 51' EAST 186.65 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH WILLIAM SAUVE, BY DEED FROM CLAYTON MORRIS NEAL, INCAPACITY TRUSTEE FOR THE GEORGE P. MORRIS LIVING TRUST, OF RECORD IN INSTRUMENT NO. 200705170059101, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years.

2. All matters of survey shown on that certain ALTA/NSPS Land Title Survey prepared by Jim Overfelt, TN RLS #1634 of Barge Design Solutions, Inc., dated December 15, 2021, being Job No. 3734800 (the "Survey").

3. 20' setback shown on plat(s) of record in Book 4060, Page 15 in the Register's Office of Davidson County, Tennessee, as shown on the Survey.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Shell Oil Company and Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 21, 1968, of record in Book 4260, Page 226, in aforesaid records, as shown on the Survey. (Affects Tract II only)

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Myers Truck & Caster Company, a Tennessee corporation and Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 19, 1968, of record in Book 4236, Page 828, in aforesaid records. (Affects Tract I only)

6. Slope easement contained in Deed dated January 17, 1967 of record in Book 4094, Page 715, aforesaid records, as shown on the Survey. (Affects Tract I only)

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 December 17, 2021 (date of document).

Heather R Townsend
Affiant Signature

December 17, 2021
Date

State of Georgia

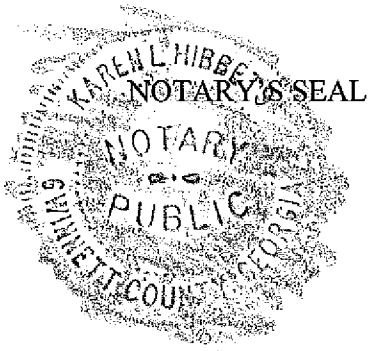
County of Gwinnett

Sworn to and subscribed before me this 17 day of December, 2021.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL