Karen Johnson Davidson County
Batch# 783452 DEEDWARRSP
01/03/2022 03:58:30 PM 11 pgs
Fees: $58.00 Taxes: $133,200.00
20220103-0000817

This instrument prepared by and after recording return to:

A.J. Block, Jr.
FINE AND BLOCK LLC
2060 Mt. Paran Road N.W.
Atlanta, GA 30327

Return to:
Karley Wilson
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4348- **TN252111042K**

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LRF2 NASH 565 ROYAL PKWY LLC 116 Huntington Avenue, Suite 601, Boston, MA 02116	LRF2 NASH 565 ROYAL PKWY LLC 116 Huntington Avenue, Suite 601, Boston, MA 02116	10800000200; 10700014700

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BORON – TENNESSEE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LRF2 NASH 565 ROYAL PKWY LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is improved property known as 565 Royal Parkway, Nashville, Tennessee

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but not further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

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

BORON – TENNESSEE, LLC, a Delaware Limited Liability Company

By: Boron – Gateway, Inc., a Georgia corporation
Its Sole Member

By: _____
Name: J. Andrew Wildman
Title: President

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, J. Andrew Wildman, personally known to me to be the person whose name(s) is subscribed to the within instrument and acknowledged to me that he/ executed the same in his authorized capacity and that, by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal this 15 day of December, 2021.

Katherine Reardon
Notary Public

My Commission Expires:

_____

KATHERINE REARDON NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES November 5, 2023

STATE OF GEORGIA

COUNTY OF FULTON

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,000,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant [Grantee]

Sworn to and subscribed before me,
this 15 day of December, 2021

NOTARY PUBLIC

Notary Public, Fulton County, Georgia
My Commission Expires November 14, 2023

My Commission Expires: _____

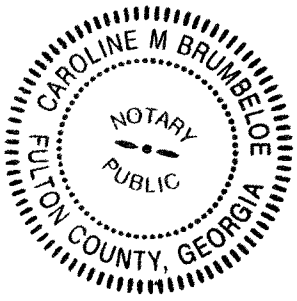


Exhibit "A"

Legal Description of Property

EXHIBIT "A'

Tract I

A tract of land in Davidson County, Tennessee, being Parcel A on the plan of Revision of Plat, Lot No. 1, Royal Park Business Center of record in Instrument No. 200408 12-0097516, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (found) on the Southerly right-of-way line of Royal Parkway (formerly Elspeth Drive), a 80-foot wide public right-of-way, at the Northwesterly property corner of lot 4 as shown on the plan of "Resubdivision of Lot 3, Anderson Properties Land" as of record in Plat Book 7900, Page 76, Register's Office for Davidson County, Tennessee; said iron rod being the Northeasterly property corner of the herein described tract; thence

1. Leaving the Southerly right-of-way line of Royal Parkway, and with the Westerly property line of said Lot 4, south 08 degrees 42 minutes 06 seconds West, 199.86 feet to an iron rod (new) in the Easterly boundary line of Larkwood Subdivision as of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee; thence,

2. With the Northerly boundary line of Larkwood subdivision, in part, North 82 degrees 19 minutes 36 seconds west, 248.42 feet to a planted stone (found) at the Southeasterly property corner of Lot 1 as shown on the plan of "Revision of Plat Lot No. 1 Royal Park Business Center" as of record in Instrument No. 20040812-0097516, Register's Office for Davidson County, Tennessee; thence:

3. With the Easterly property line of said Lot No. 1, North 26 degrees 04 minutes 08 seconds East, 213.54 feet to an iron rod (found) on the Southerly right-of-way line of said Royal Parkway; thence,

4. With said Southerly right-of-way line, Southeastwardly, with a curve to the left having a radius of 1174.17 feet, a central angle of 03 degrees 05 minutes 30 seconds, for an arc length of 63.36 feet to an iron rod (new); said curve has a chord bearing and distance of South 80 degrees 26 minutes 35 seconds East, 63.35 feet; thence,

5. South 81 degrees 59 minutes 12 seconds east, 121.30 feet to the Point of Beginning.

Tract I contains 43,498 square feet or 0.999 acres, more or less, according to ALTA/ACSM Land Title Survey of Lot No. 1 and Parcel "A" - Thomas Nelson, Inc., 565 and 580 Royal Parkway, City of Nashville, Davidson County, Tennessee, prepared by James Terry & Associates, dated July 2, 2014, last revised July 7, 2014, Job Number 2013141.

Tract II

A tract of land in Davidson County, Tennessee, being shown as Lot No. 1 on the plat of "Resubdivision of Thomas Nelson Development" as of record in Instrument No. 20140206-0010660, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (found) on the Northerly right-of-way line of Royal Parkway (formerly Elspeth Drive), a 80-foot public right-of-way, at the Southwesterly property corner of Lot No. 1 as shown on the plat of "W.B. Wiggins, Jr. Subdivision" as of record in Plat Book 7900, Page 440, Register's Office for Davidson County, Tennessee; said iron rod being the most Southeasterly property corner of the herein described tract; thence,

1. With the Northerly right-of-way line of said Royal Parkway, North 80 degrees, 13 minutes 15 seconds West, 403.48 feet to an iron rod (found); thence,

2. In a Northwestwardly direction with a curve to the right having a radius of 1007.50 feet, a central angle of 24 degrees 25 minutes 15 seconds, for an arc length of 429.42 feet to a P.K. Nail (new) at the Southeasterly property corner of a tract of land conveyed to United States Postal Service as of record in Book 5944, Page 704, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 68 degrees 00 minutes 37 seconds West, 426.18 feet; thence,

3. Leaving the Northerly right-of-way line of said Royal Parkway, and with the Easterly property line of United States Postal Service, North 08 degrees 22 minutes 09 seconds East, 1107.48 feet to an existing post in the Southerly property line of a tract of land conveyed to Virginia Sue Hudson as of record in Instrument No. 20060713-0084165, Register's Office for Davidson County, Tennessee; thence,

4. With the Southerly property line of said Hudson, in part, North 86 degrees 48 minutes 41 second East, 17.93 feet to an iron rod (found); thence,

5. North 03 degrees 32 minutes 07 seconds East, 29.06 feet to an iron rod (found); thence,

6. North 86 degrees 47 minutes 54 seconds East, 287.52 feet to an iron rod (found) in the West property line of Lot No. 2 as shown on the plat of "Resubdivision of Thomas Nelson Development" as of record in Instrument No. 20140206-0010660, Register's Office for Davidson County, Tennessee; thence,

7. With the Westerly and Southerly property lines of said Lot No. 2 Thomas Nelson Development, South 05 degrees 44 minutes 11 seconds West, 400.77 feet to an iron rod (new); thence,

8. South 81 degrees 38 minutes 12 seconds East, 243.43 feet to an iron rod (new); thence,

9. South 08 degrees 13 minutes 56 seconds West, 137.71 feet to an iron rod (new); thence,

10. In a Southeastwardly direction with a curve to the left having a radius of 37.21 feet, a central angle of 49 degrees 23 minutes 47 seconds, for an arc length of 32.08 feet to an iron rod (new); said curve has a chord bearing and distance of South 24 degrees 22 minutes 48 seconds East, 31.09 feet; thence,

11. South 46 degrees 54 minutes 18 seconds East, 22.26 feet to an iron rod (new); thence,

12. South 62 degrees 09 minutes 10 seconds East, 12.78 feet to an iron rod (new); thence,

13. South 81 degrees 43 minutes 39 seconds East, 15.97 feet to an iron rod (new); thence,

14. South 08 degrees 16 minutes 21 seconds West, 340.00 feet to an iron rod (new); thence,

15. South 81 degrees 17 minutes 41 seconds East, 195.82 feet to an iron rod (new) in the Westerly Property Line of the aforementioned Lot No. 1, W.B. Wiggins, Jr. Subdivision as of record in Plat Book 7900, Page 440, Register's Office for Davidson County, Tennessee; thence,

16. With the Westerly property line of said Lot No. 1, W.B. Wiggins, Jr. Subdivision, in part, South 08 degrees 30 minutes 34 seconds West, 385.78 feet to the Point of Beginning.

Tract II Contains 722,257 square feet or 16.581 acres, more or less, according To ALTA/ACSM land title survey of Lot No. 1 and Parcel "A" - Thomas Nelson, Inc., 565 and 580 Royal Parkway, City of Nashville, Davidson County, Tennessee, prepared by James Terry & Associates, July 2, 2014, last revised July 7, 2014, Job Number 2013-141.

Tract III

All right, title and interest of Grantor in and to that certain Exclusive easement for ingress, egress, access, and drainage as set forth in that certain Reciprocal Easement Agreement by and between United States Postal Service and Thomas Nelson, Inc., undated, filed February 21, 1992, recorded in Book 8555, Page 427, Register's Office for Davidson County, Tennessee; as amended by addendum to Reciprocal Easement Agreement by and between Thomas Nelson, Inc. and United States Postal Service, recorded August 19, 1992, Recorded in Book 8706, Page 66, aforesaid records.

Being the same property conveyed to Boron - Tennessee LLC, a Delaware limited liability company by virtue of a Special Warranty Deed from PNF-Nashville, LLC, a Delaware limited liability company, dated September 17, 2020, recorded September 18, 2020, as Instrument No. 20200918-0107184, in the Office of the Register of Deeds for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

EXHIBIT "B"

Permitted Exceptions:

1. All taxes for 2022, not yet due and payable, and subsequent years.

2. 20-foot Public Utility and Drainage Easements shown on the Revision of Plat Lot No. 1, Royal Business Center, of record, as Instrument Number 20040812-0097516, in the Office of the Register of Deeds for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, prepared by Kevin David Crowe, Registration No. 1979 with Crowe-Wheeler and Associates, Professional Land Surveying and Mapping Services, on behalf of Bock & Clark Corporation, an NV5 Company, dated November 22, 2021, last revised December 14, 2021, as Network Project No. 202107104-001 (the "Survey"). (As to Tract 1 only)

3. Terms, provisions, covenants, conditions, restrictions, easements, provided in the Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, aforesaid records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Tract 1 only)

4. Drainage Easement contained in that certain Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5328, Page 612, aforesaid records, as shown on the Survey. (As to Tract 1 only)

5. Terms and conditions contained in that certain Reciprocal Easement Agreement of record in Book 8555, page 427, Register's Office for Davidson County, Tennessee, as amended by Addendum to Reciprocal Easement Agreement of record in Book 8706, Page 66, aforesaid records, as shown on the Survey. (As to Tract 2 only)

6. Drainage Easement contained in that certain Agreement for Dedication of Easement For Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 600, aforesaid records, as shown on the Survey. (As to Tract 2 only)

7. Drainage Easement contained in that certain Agreement for Dedication of Easement For Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 608, aforesaid records, as shown on the Survey. (As to Tract 2 only)

8. The following matters shown on Plan of record as Instrument No. 20140206-0010660, aforesaid records, as shown on the Survey. (As to Tract 2 only)

    a. Building Encroachment Easement;

    b. 20-foot Public Utility Drainage Easements;

    c. 15-foot Public Utility Drainage Easement;

    d. Storm Water Detention Areas and

    e. 30 foot NES Electric Facilities Easement.

9. Terms and conditions contained in that certain Stormwater Maintenance Agreement recorded as Instrument No. 20140114-0003663, aforesaid records. (As to Tract 2 only)

10. Access easement and drainage easement as set forth in that certain Declaration of Access, Drainage and Temporary Construction by and between 565 Royal Parkway LLC, a Georgia limited liability company and HarperCollins Christian Publishing, Inc. formerly Thomas Nelson, Inc., a Tennessee corporation filed for record on July 21, 2014, as Instrument No. 20140721-0064455, aforesaid records, as shown on the Survey. (As to Tract 2 only)

11. The following matters shown on the Survey:

    a. Adjoining property gravel drive appears to encroach on subject property by a maximum of 18.8'.

    b. Adjoining property building foundation appears to encroach on subject property by a maximum of 7.7'.

    c. Water, sewer, storm water drainage, gas, and electric lines not in defined easement areas.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 15, 2021 (date of document).

Affiant Signature

12/27/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 27th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/23

NOTARY'S SEAL

RAQUEL HAMPTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 10, 2023