THIS INSTRUMENT PREPARED BY: Olympus Property 500 Throckmorton Street, Suite 300 Fort Worth, Texas 76102 Attention: Alex Allen, Esq.	Karen Johnson Davidson County Batch# 784316 DEEDWARRSP 01/04/2022 11:38:30 AM 7 pgs Fees: $38.00 Taxes: $177,600.00 20220104-0001177

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
1700 State Street (TN) Owner LLC 345 Park Avenue, 42nd Floor New York, New York 10154 Attn: _____	Same as New Owner	92-12-198.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WW OLYMPUS MIDTOWN LP**, a Tennessee limited partnership ("***Grantor***"), has bargained and sold, and does hereby transfer and convey unto **1700 STATE STREET (TN) OWNER LLC**, a Delaware limited liability company (collectively, "***Grantee***"), its successors, heirs and assigns, certain real property located in Hamilton County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "***Property***"), together with (A) all rights, easements, interests, privileges, tenements and hereditaments appurtenant to the Property, and (B) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the roads, streets, highways, avenues and alleys adjoining the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. Notwithstanding the foregoing, this conveyance is expressly made subject to the permitted exceptions shown on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1700 State Street, Nashville, TN 37203.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 23 day of December, 2021.

GRANTOR:

WW OLYMPUS MIDTOWN LP,
a Tennessee limited partnership

By: WW Olympus Midtown GP LLC, a Tennessee limited liability company, its General Partner

By: _____
Name: W. Chandler Wonderly
Title: Manager

ACKNOWLEDGEMENT

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 Orange)

On 12/22/2021 before me, Kaley Lynn Vick a Notary Public, personally appeared W. Chandler Wonderly 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/their/her authorized capacity (ies), and that by his/her/their signatures(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.

ENC1 KALEY LYNN VICK
COMM. # 2365483
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Comm. Expires July 13, 2025 ENC1

SIGNATURE Kaley Lynn Vick

(SEAL)

Grantor hereby swears the actual consideration for this transfer or value of property transferred (whichever is greater) is $48,000,000.

GRANTOR:

WW OLYMPUS MIDTOWN LP,
a Tennessee limited partnership

By: WW Olympus Midtown GP LLC, a Tennessee limited liability company, its General Partner

By: _____
Name: W. Chandler Wonderly
Title: Manager

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SIGNATURE

(SEAL)

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ORANGE COUNTY
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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land in the 19th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 shown on Final Plat, Bristol Midtown - State Street Property of record as Instrument No. 20080605-0058048 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to WW Olympus Midtown LP, a Tennessee limited partnership, by deeds of record as Instruments No. 20151221-0127578 and 20151221-012579, Register's Office for Davidson County, Tennessee.

EXHIBIT B - 1

Permitted Exceptions

1. Easements, or claims of easements, not shown by the public records.

2. Taxes or special assessments which are not shown as existing liens by the public records.

3. Taxes for the year 2022 and subsequent years, a lien, not yet due and payable.

4. Subject to terms, conditions and covenants contained in that certain Permanent Slope Easement; Drainage Easement; Ingress and Egress dated December 8, 2008 between Deane F. Allen and City of Chattanooga, Tennessee of record in Book 8813, page 84, Register's Office for Hamilton County, Tennessee.

5. Covenants, conditions, restrictions, the establishment of easements, private charges or assessments as set forth in Declaration of Reciprocal Easements and Obligations dated October 26, 2011, of record in Book 9504, page 968, as amended by First Amendment of record in Book 10124, page 219, and by Amended and Restated First Amendment of record in Book 10325, page 5, in the Register's Office of Hamilton County Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Restrictions as stated in Special Warranty Deed of record in Book 9504, Page 986, as amended in Book 10124, page 219, as amended and restated in Amended and Restated First Amendment to Declaration of Reciprocal Easements and Obligations of record in Book 10325, page 5, Register's Office for Hamilton County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities by and between Collegedale 248, LLC and the Hamilton County Water Quality Program of record in Book 10142, page 675, Register's Office for Hamilton County, Tennessee.

8. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

9. Survey No. 202105187-008 RRF prepared by Alfred L. Kesler TN RLS #3104 of Southern Geomatics Services for NV5 Transaction Services and dated 9-11-2021 last revised 11-16-2021 indicates the following:

    a. Three garage buildings cross the 25' side setback line along the southerly line by a maximum distance of 1.7 feet.

b. One garage building crosses the 25' side setback line along the southerly line by a maximum distance of 1.9 feet.

10. Rights of tenants in possession under prior unrecorded residential leases as shown in that certain rent roll dated _____, 2021 which leases do not contain an option to purchase or a right of first refusal.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 23, 2021 (date of document).

Affiant Signature

December 23, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY