Karen Johnson Davidson County
Batch# 787987 DEEDWARRSP
01/12/2022 09:14:30 AM 5 pgs
Fees: $28.00 Taxes: $106,190.00
20220112-0003975

CONSIDERATION CERTIFICATE

STATE OF Maryland)

COUNTY OF Harford)

I hereby swear and affirm that the actual consideration or value, whichever is greater, for this transfer is $28,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teledyne Place TN LLC

By: _____

Affiant: Charles Nabit, Authorized Person

Subscribed and sworn to before me this the 22nd day of December, 2021.

_____

Notary Public

My Commission Expires: 10/13/2023

This instrument prepared by:

The Chase Law Group
1447 York Road, Suite 505
Lutherville, Maryland 21093
Todd Chase, Esq.

LSU:TNFA21-7687

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Exeter 50 Teledyne, LLC 101 West Elm Street Suite 600 Conshohocken, PA 19428	Exeter 50 Teledyne, LLC 101 West Elm Street Suite 600 Conshohocken, PA 19428	17500020300 50 Teledyne Place, La Vergne, TN

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TELEDYNE PLACE TN LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto and **EXETER 50 TELEDYNE, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land being situated in Davidson County, Tennessee as more particularly described on Exhibit "A" attached hereto (the "**Property**").

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.

Grantor does further covenant and bind itself, 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, but not further or otherwise.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below

GRANTOR:

TELEDYNE PLACE TN LLC,
a Tennessee limited liability company

By: _____
Name: Charles J. Nabit
Title: Authorized Person

STATE OF Maryland)
)
COUNTY OF Harford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Nabit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness the 22nd day of December, 2021.

_____
Notary Public

My Commission Expires: CHRISTINA L. CANATELLA
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES 10-13-2023

CHRISTINA L. CANATELLA NOTARY PUBLIC HARFORD CO., MD

EXHIBIT "A"
Legal Description

Being a portion of a tract of land located in the Twenty-Ninth Councilman District, Metropolitan Nashville and Davidson County, Tennessee, said tract of land being Tract 207, Interchange City Industrial Park of record in Deed Book 6381, Page 227, R.O.D.C. and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 84-095, W.O. 2100, dated November 19, 1999 and proceeding as follows:

Beginning at an existing iron rod in the southwest corner of Lot 1- Tract 207, Interchange City Industrial Park of record in Plat Book 8250, Page 863, Register's Office for Davidson County, Tennessee (R.O.D.C.), said rod also being the northwest corner of the herein described tract; thence,

With said subdivision's south line, S 84°25'47" E, 667.01 feet to an iron rod (new), the westerly right-of-way terminus of Teledyne Place; thence,
With said right-of-way line in a southerly direction with a curve to the left having a central angle of 89°49'26", a radius of 60.00 feet, a length of 94.06 feet, a tangent of 59.82 feet and a chord bearing and distance of S 39°20'30" E, 84.72 feet to an existing iron rod, said rod being the northwest corner of property conveyed to AAA Cooper Transportation of record in Deed Book 10932, Page 652, R.O.D.C.; thence

Leaving said right-of-way line and with the west line of AAA Cooper Transportation, S 05°44'47" W, 794.17 feet to an iron rod (new), passing an existing iron rod at 664.50 feet, said existing iron rod being the southwest corner of AAA Cooper Transportation; thence

Severing Tract 207, Interchange City Industrial Park, N 84°14'16" W, 706.43 feet to an iron rod (new), said rod being the southwest corner of the herein described tract of land; thence,

Following generally with a fence line, N 04°21'46" E, 851.99 feet to the point of beginning, containing 608,520 square feet or 13.970 acres, more or less, described according to the ALTA/ACSM Land Title Survey, A Portion of Tract 207, Interchange City, dated November 22, 1999, last revised December 14, 1999, prepared by Paul C. Sauve, Tennessee No. 1796, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 84-095, Wk. Order 2100.

Being the same property conveyed to Teledyne Place TN LLC, a Tennessee limited liability company, by Special Warranty Deed dated 09/10/2003 from B&W Realty III LLC, an Ohio limited liability company of record, in Instrument 20030916-0136167, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jaclyn Miles, 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 12/22/21 (date of document).

Affiant Signature

12/28/21
Date

State of Pennsylvania

County of Delaware

Sworn to and subscribed before me this 28 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/29/22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Carleen M. Knecht, Notary Public
Chester County
My commission expires October 29, 2022
Commission number 1341917
Member, Pennsylvania Association of Notaries