Karen Johnson Davidson County
Batch# 791364 DEEDWARR
01/18/2022 08:06:30 AM 7 pgs
Fees: $38.00 Taxes: $437,547.20
20220118-0006342

Tennessee Certification of Electronic Document

I, MICHAEL A. SCOTT, 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 9, 2021 (date of document).

Affiant Signature

12/22/2021
Date

State of New York

County of New York

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2022

NOTARY'S SEAL

KATRINA D. SCOTT
NOTARY PUBLIC, State of New York
No. 01SC5062063
Qualified in New York County
Commission Expires June 17, 2022

This Instrument Prepared By:

Lynn A. Gardner
GLANKLER BROWN, PLLC
6000 Poplar Ave., Suite 400
Memphis, Tennessee 38119

Name and Address of New Property Owner:

8075 Sawyer (TN) LLC
c/o BREIT Operating Partnership L.P., 345 Park Avenue, New York, NY 10154

Property Address:

8075 Sawyer Brown Road,
Nashville, Tennessee 37221

Tax Parcel ID #:

128 00 0 188.00

Return to:

Attn: Kristen Lucas, Esq.

Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, NY 10017

Mail Tax Bills to:

P.O. Box A-3878

Chicago, IL 60690-3878

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 9th day of December, 2021, by and between SAWYER BROWN RD OWNER LLC, a Delaware limited liability company (hereinafter the "Grantor"), and 8075 SAWYER (TN) LLC, a Delaware limited liability company (the "Grantee").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

See Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those matters set forth on Exhibit B, attached hereto, and that the title and quiet possession thereto it will forever warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

SAWYER BROWN RD OWNER LLC,
a Delaware limited liability company

By: _____
Name: Adam McGovern
Title: Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me personally appeared Adam McGovern with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Sawyer Brown Rd Owner LLC, the within named bargainor, a Delaware limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Grantor by himself as such Vice President of the Grantor.

Witness my hand and seal this the 7th day of December, 2021.

_____
Notary Public

KEITH M. WIXSON
Notary Public, State of New York
No. 01WI5081858
Qualified in New York County
Commission Expires July 14, 2023

My Commission Expires:

_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,256,000.

Affiant

Subscribed and sworn to before me this 7th day of December, 2021.

Notary Public

My Commission Expires:

KEITH M. WIXSON
Notary Public, State of New York
No. 01WI5081858
Qualified in New York County
Commission Expires July 14, 2023

EXHIBIT A

The Sawyer, 8075 Sawyer Brown Rd., Nashville, TN

Lot 2 (Parcel 188)

Being Lot 2 of the Final Subdivision Plat of One Bellevue Place (Formerly Lot Nos. 3, 4, 5, 8 & 9 of the First Revision Resubdivision of Lots 3, 4, 5, 6, 7 & 8 Bellevue Center of Record in Plat Book 7900, Page 473 and Part of Lot 1, and Lot 2 of the First Revision Bellevue Center of Record in Plat Book 6900, Page 718 and Lot Nos. 8 and 9 of the Resubdivision of Lot 8, Bellevue Center of Record in Inst. No. 20000518-0049868, R.O.D.C) of record in Instrument No. 20151218-0127344, R.O.D.C. (the "2015 Plat").

Being the same property conveyed to Grantor by Special Warranty Deed recorded under Instrument No. 20181220-0124009 in the Register's Office of Davidson County, Tennessee.

Exhibit B
Permitted Exceptions
TN-16 - 8075 Sawyer Brown Road

1. Intentionally Deleted
2. Intentionally Deleted
3. Taxes for the year 2021, and thereafter, a lien not yet due and payable.
4. Subject to all matters shown on the Plan of record as Instrument Number 20151218-0127344; 20161020-0111109 and 20170724-0074739, Register's Office of Davidson County, Tennessee, as approximately shown on ALTA/NSPS Land Title Survey dated September 29, 2021, and last revised __ __, 2021, prepared by Tony Reasons II, P.L.S. No. 1665, on behalf of American Surveying & Mapping Inc., as Job No. 2112831 (the "Survey")".
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record inInstrument Number 20151117-0116639, in the Register's Office for Davidson County, Tennessee.
6. Terms and Conditions set forth in Declaration of Covenants, Restrictions and Easements for Crescent Bellevue and One Bellevue Place of record at Instrument No. 20160105-0000937, amended by First Amendment to Declaration of Covenants, Restrictions and Easements for Crescent Bellevue and One Bellevue Place of record at Instrument No. 20180502-0041865, Register's Office for Davidson County, Tennessee, 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.
7. Site Development Agreement of record in Instrument Number 20160105-0000938, in the Register's Office for Davidson County, Tennessee.
8. Grant of Easement of record in Instrument Number 20170717-0071464, in the Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20170718-0072237, in the Register's Office for Davidson County, Tennessee, as shown on Survey.
10. Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20170719-0072757, in the Register's Office for Davidson County, Tennessee, as shown on Survey.
11. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases in effect as of the Date of Policy, as such tenants are set forth on the rent roll disclosed to the Company, without rights or options to purchase the insured property.