Karen Johnson Davidson County
Batch# 796700 DEEDWARRSP
01/28/2022 11:43:30 AM 9 pgs
Fees: $48.00 Taxes: $47,712.98
20220128-0010518

This instrument prepared by
and after recording return to:

c/o Orion Office REIT LP
2325 East Camelback Rd., Suite 850
Phoenix, AZ 85016

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
c/o Orion Office REIT LP 2325 East Camelback Rd., Suite 850 Phoenix, AZ 85016	c/o Orion Office REIT LP 2325 East Camelback Rd., Suite 850 Phoenix, AZ 85016	133-143.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, VEREIT REAL ESTATE, L.P., a Delaware limited partnership, successor-by-merger to CLF GRASSMERE NASHVILLE LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to ORION NASHVILLE TN LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property; and all matters visible upon or about the property or that would be disclosed by an accurate survey of the property (collectively, the "Permitted Encumbrances").

This is (un)improved property located at 695 Grassmere Park, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself, 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 whomsoever claiming by, through or under Grantor, but not otherwise.

~~When Recorded Return To:~~
First American Title Insurance Company
National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612
File No: NCS 1072929-A-SM

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1ST day of NOVEMBER, 2021.

GRANTOR:
VEREIT REAL ESTATE, L.P.,
a Delaware limited partnership

By: VEREIT Real Estate GP, LLC,
A Delaware limited liability company
Its General Partner

By: _____
Name: Michelle Bushore
Its: Executive Vice President, Chief Legal Officer, General Counsel and Secretary

Approved As To Form
Legal Department
Shannon Jensen

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 ARIZONA)
) ss
COUNTY OF MARICOPA)

On _____, 2021, before me, _____, a Notary Public, personally appeared Michelle Bushore, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached Certificate

_____
SIGNATURE OF NOTARY PUBLIC

ACKNOWLEDGMENT

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 SAN DIEGO

On December 13th, 2021 before me, Addison Michiko Seale, Notary Public, personally appeared Michelle Bushore 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/her/their authorized capacity(ies), and that by his/her/their signature(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.

ADDISON MICHIKO SEALE
Notary Public - California
San Diego County
Commission # 2371330
My Comm. Expires Aug 18, 2025

Signature of Notary Public (Notary Seal)

STATE OF ARIZONA

COUNTY OF MARICOPA

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,895,400, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

WITNESS my hand and official seal.

See Attached Certificate

_____

Signature of Notary Public (Place Notary Seal Above)

JURAT

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 SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 13th day of December, 2021, by Michelle Bushore proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ADDISON MICHIKO SEALE
Notary Public - California
San Diego County
Commission # 2371330
My Comm. Expires Aug 18, 2025

Signature of Notary Public (Notary seal)

EXHIBIT A

PROPERTY DESCRIPTION

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

TRACT ONE:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTY-SIXTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE NORTHERLY INTERSECTION OF TROUSDALE DRIVE AND GRASSMERE PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. SPIKE IN THE EASTERLY RIGHT-OF-WAY LINE OF TROUSDALE DRIVE, SAID POINT BEING N 39 DEGREES 27' 00" E, 744.91 FEET FROM THE SOUTHERLY CENTERLINE OF GRASSMERE PARK;

THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

N 39 DEGREES 27' 00' E, 176.26 FEET TO AN EXISTING PIN;

WITH A CURVE TO THE LEFT 265.11 FEET TO AN IRON PIN SAID CURVE HAVING A CENTRAL ANGLE OF 6 DEGREES 36' 27", A RADIUS 2,298.85 FEET, A TANGENT OF 132.70 FEET AND A CHORD OF N 36 DEGREES 08' 47" E, 264.96 FEET;

WITH A CURVE TO THE RIGHT 48.35 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY RIGHT-OF- WAY LINE OF GRASSMERE PARK, SAID CURVE HAVING A CENTRAL ANGLE OF 92 DEGREES 20' 51" A RADIUS OF 30.00 FEET, A TANGENT 31.26 FEET AND A CHORD OF N 79 DEGREES 00' 59" E, 43.29 FEET;

THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

S 55 DEGREES 02' 02" E, 18.04 FEET TO AN IRON PIN;

WITH A CURVE TO THE LEFT 246.03 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 18' 07", A RADIUS OF 632.08 FEET, A TANGENT OF 124.59 FEET AND A CHORD OF S 66 DEGREES 09' 58" E, 244.48 FEET;

S 77 DEGREES 20' 59" E, 50.00 FEET TO AN IRON PIN;

WITH A CURVE TO THE RIGHT 296.39 FEET TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 77 DEGREES 29' 59", A RADIUS OF 219.12 FEET, A TANGENT OF 175.86 FEET AND A CHORD OF S 38 DEGREES 35' 59" E, 274.30 FEET;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRASSMERE PARK S 00 DEGREES 09' 00" W, 10.63 FEET TO AN IRON PIN IN THE CENTERLINE OF A SEWER LINE;

THENCE LEAVING SAID GRASSMERE PARK WITH CENTERLINE OF SAID SEWER LINE, S 86 DEGREES 42' 42" W, 32.15 FEET TO A PAINT MARK ON TOP OF A MANHOLE;

S 48 DEGREES 34' 57" W, 246.95 FEET TO AN IRON PIN;

THENCE LEAVING SAID SEWER LINE, S 79 DEGREES 46' 35" W, 270.42 FEET TO AN IRON PIN IN THE EASTERLY BOUNDARY OF LOT NO. 7, SHOWN ON THE RESUBDIVISION OF SECTION SIX, GRASSMERE, OF RECORD IN BOOK 7900, PAGE 212, R.O.D.C.

THENCE WITH SAID BOUNDARY OF LOT NO. 7 IN A NORTHWESTERLY DIRECTION THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT 138.33 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 49 DEGREES 13' 38", A RADIUS OF 161.00 FEET, A TANGENT OF 73.76 FEET, AND A CHORD OF N 34 DEGREES 50' 13" W, 134.11 FEET;

N 59 DEGREES 27' 00" W, 180.00 FEET TO AN IRON PIN;

N 86 DEGREES 23' 20" W, 90.50 FEET TO A P.K. SPIKE;

WITH A CURVE TO THE LEFT 98.46 FEET TO A P.K. SPIKE, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 22'

59", A RADIUS OF 192.00 FEET, A TANGENT OF 50.34 FEET AND A CHORD OF N 44 DEGREES 45' 31" W, 97.39 FEET;

N 59 DEGREES 27' 00" W, 33.37 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

TOGETHER WITH APPURTENANT 30-FOOT INGRESS AND EGRESS EASEMENTS FOR THE BENEFIT OF TRACT ONE AS SHOWN ON PLAN OF RECORD IN BOOK 7900, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT THREE:

TOGETHER WITH A NON-EXCLUSIVE APPURTENANT EASEMENT OF ENJOYMENT IN AND TO THE COMMON PROPERTY FOR THE BENEFIT OF TRACT ONE, AS DEFINED IN AND ESTABLISHED BY DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN BOOK 6280, PAGE 524, AS FURTHER AMENDED BY SECOND AMENDMENT OF DECLARATION OF RESTRICTIVE COVENANTS AS INSTRUMENT NO. 200005310053960 AND RE-RECORDED AS INSTRUMENT NO. 200006090058113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CLF GRASSMERE NASHVILLE LLC BY DEED FROM DV NASHVILLE, LLC OF RECORD IN INSTRUMENT 200611210144376, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, ANDREW NHIM, 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 NOVEMBER 1, 2021 (date of document).

Affiant Signature

12/1/2021
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

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 12/1/2021, before me, M. Marquez a Notary Public, personally appeared Andrew Nhim 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/her/their authorized capacity(ies), and that by his/her/their signature(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.

Signature of Notary

M. MARQUEZ
Notary Public - California
Orange County
Commission # 2279584
My Comm. Expires Mar 3, 2023

(Affix seal here)