Karen Johnson Davidson County
Batch# 800626 DEEDWARRSP
02/04/2022 11:59:30 AM 6 pgs
Fees: $33.00 Taxes: $16,951.55
20220204-0013299

This instrument was prepared by:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FROM: **GPT MURFREESBORO DAVIDSON OWNER LLC**, a Delaware limited liability company, Grantor

TO: **800 DAVIDSON, LP**, a Delaware limited partnership, Grantee

Address New Owner (s) as follows:	Name and Address of the	Map-Parcel Number
		093-08-0-083.00
800 Davidson, LP	Person or Entity Responsible	
255 Glenville Road	for the Payment of Real	
Greenwich, CT 06831	Property Taxes:	
	Same as New Owner	

(STATE OF Texas)

(COUNTY OF Dallas)

The actual consideration for this transfer is Four Million Five Hundred Eighty-One Five Hundred AND NO/100 DOLLARS ($4,581,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of October, 2021.

Notary Public
My Commission Expires: 6-27-2024

SHELIA EAGLIN
Notary Public, State of Texas
Comm. Expires 06-27-2024
Notary ID 130717287

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, GPT MURFREESBORO DAVIDSON OWNER LLC, a Delaware limited liability company ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto 800 DAVIDSON, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto, and all improvements, buildings and structures located thereon and all fixtures attached thereto (collectively, the "Property").

The Property is improved property known as 690 Davidson Street, Nashville, Tennessee 37213.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted from any encumbrance done or suffered by Grantor, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise and except as to those matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE APPEARS ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 27 day of October, 2021.

GRANTOR:

GPT MURFREESBORO DAVIDSON OWNER LLC, a Delaware limited liability company

By: _____
Name: Andrew C. Goodman
Title: Authorized Signatory

(STATE OF Texas)
)
(COUNTY OF Dallas)

Before me, Shelia Eaglin, a Notary Public of said County and State, personally appeared Andrew Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signatory (or other officer authorized to execute the instrument) of GPT MURFREESBORO DAVIDSON OWNER LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Signatory.

Witness my hand and seal, at Office in Dallas, Texas, this 27 day of October, 2021.

SHELIA EAGLIN
Notary Public, State of Texas
Comm. Expires 06-27-2024
Notary ID 130717287

Shelia Eaglin
Notary Public
My Commission Expires: 6-27-2024

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 2: Map/Parcel 093-08-0-083.00 / 690 Davidson Street

Land situated in the First Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the plan of Section 4, (Revised) Inner-City Industrial Park, as of record in Plat Book 4595, page 43, Register's Office for Davidson County, Tennessee and being more particularly described as. follows:

BEGINNING on the southerly right of way of Davidson Street at the common corner of Lot No. 6, on the plan of Section 6, Inner-City Industrial Park, as of record in Plat Book 5190, page 358, said Register's Office, and the northwesterly corner of the herein described tract; thence continuing with said right of way N 77° 29' 00" E, 123.26 feet to a point in said right of way; thence continuing with said right of way N 71° 53' 50" E, 107.45 feet to the northeasterly corner of the herein described tract; thence leaving aforesaid right of way and running S 18° 06' 10" E, 283.07 feet to a witness point, thence continuing along the same line another 35.75 feet in all a total of 318.82 feet to the Cumberland River and being the southeasterly corner of the herein described tract; thence with said river S 76° 09' 00" W, 261.30 feet to the southwesterly corner of the herein described tract; thence leaving said river and running N 12° 31' 00" W, 34.96 feet to a witness point thence continuing along the same line 277.97 feet in all a total of 312.93 feet to the southerly right of way of Davidson Street and the point of beginning.

Being part of the same property conveyed to GPT Murfreesboro Davidson Owner, LLC, a Delaware limited liability company by Warranty Deed dated 12/23/2015 from PTB, LLC, a Delaware limited liability company of record in Instrument 201512300130956, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All matters as set forth per Plat Book 4595, Page 43, Register's Office for Davidson County, Tennessee.

2. Warranty Deed of Flowage Easement of record in Book 2199, Page 71, Register's Office for Davidson County, Tennessee.

3. Sewer Easement to the City of Nashville of record in Book 2297, Page 185, Register's Office for Davidson County, Tennessee. Exceptions to Easement of record in Book 4952, Page 202.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5511, Page 232, Register's Office for Davidson County, Tennessee.

5. Easement for the flow of the Cumberland River as much as there on lies.

6. Title to any portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Cumberland River, without diminution or pollution, and the consequence of any past or future change in the location of said Cumberland River.

7. Real Property taxes for the year 2022 and subsequent years, a lien not yet due or payable.

Certificate of Authenticity

I , **Kimberly Fogarty**, 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 **January 26, 2022**.

Name: **Kimberly Fogarty**
Title: **Assistant Vice President**
Date: **January 26, 2022**

COMMONWEALTH OF **MASSACHUSETTS**
COUNTY OF **SUFFOLK**

Sworn to and subscribed before me on **January 26, 2022**.

Notary Public: **Alicia M. Sanchez**
My Commission Expires: August 1, 2025



