Karen Johnson Davidson County
Batch# 800626 DEEDWARRSP
02/04/2022 11:59:30 AM 6 pgs
Fees: $33.00 Taxes: $60,100.95
20220204-0013301

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: **1000 DAVIDSON, LP**, a Delaware limited partnership, Grantee

Address New Owner (s) as follows:	Name and Address of the	Map-Parcel Number:
1000 Davidson, LP 255 Glenville Road Greenwich, CT 06831	Person or Entity Responsible for the Payment of Real Property Taxes: Same as New Owner	093-08-0-082.00

(STATE OF Texas)

(COUNTY OF Dallas)

The actual consideration for this transfer is Sixteen Million Two Hundred Forty-Three Five Hundred AND NO/100 DOLLARS ($16,243,500.00).

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 1000 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 1106 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 Authorized Signatory, 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

[Signature Page to Special Warranty Deed (1106 Davidson) - Nashville]

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1: Map/Parcel 093-08-0-082.00 / 1106 Davidson Street

Land in the First Civil District of Davidson County, Tennessee, and shown as Lot No. 1 on the Second Revision of Section I, Inner-City Industrial Park of record in Plat Book 4885, page 70, Register's Office for Davidson County, Tennessee, said Lot No. 1 is more particularly described as follows:

Beginning at a concrete monument in the southerly boundary of Davidson Street, 950 feet, more or less, east of the point where South Sixth Street comes into Davidson Street; thence along the southerly margin of Davidson Street, North 71 deg. 57 min. East 791.44 feet to a concrete monument; thence South 18 deg. 03 min. East 145.06 feet to an iron pin; thence South 13 deg. 12 min. 56 sec. East 223.33 feet to an iron pin; thence South 75 deg. 53 min. 37 sec. West 348.40 feet to an iron pin; thence South 74 deg. 19 min. 21 sec. West 200.16 feet to an iron pin; thence South 76 deg. 09 min. West 225.66 feet to an iron pin; thence North 18 deg. 03 min. West 318.82 feet to a concrete monument, the point of beginning and containing 6.1968 acres, more or less.

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 20151230-0130956, Register of Deeds Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All matters as set forth on Plat Book 4885, Page 70, 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. Nashville Electric Service Easement of record in Book 3068, Page 136, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5487, Page 265, Register's Office for Davidson County, Tennessee.

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

7. 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.

8. The following matters shown on ALTA/NSPS Land Title Survey prepared by Ragan Smith of 690 & 1106 Davidson Street for CA South dated June 11, 2021 consisting of one page:

   a) 48' Interceptor sewer crosses under building;
   b) Building extends into utility easement.

9. 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



