Karen Johnson Davidson County
Batch# 803069 DEEDWARRSP
02/10/2022 08:44:30 AM 12 pgs
Fees: $63.00 Taxes: $283,050.00
20220210-0015384

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, TN 37203
Attn: Michael Shoptaw, Esq.

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
SL6 Nashville Industrial, LP c/o Stonelake Capital Partners Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758	Same as New Owner	018-115.00 (Tract 1) 018-114.00 (Tract 2) 019-019.00 (Tract 3) 026-003.00 (Tract 4)

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, MILBURN SPN LLC, a Delaware limited liability company ("**Grantor**"), herein this day has bargained and sold, and does hereby transfer and convey, unto SL6 NASHVILLE INDUSTRIAL, LP, a Texas limited partnership ("**Grantee**"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Property").

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

Said Property being improved property commonly known as:

SPN Building #1, 101 Space Park North; SPN Building #2, 201 Space Park North; SPN Building #3, 301 Space Park North; SPN Building #4, 401 Space Park North; SPN Building #5, 501 Space Park North; SPN Building #6, 601 Space Park North; SPN Building #7, 701 Space Park North; SPN Building #8, 801 Space Park North; SPN Building #9, 901 Space Park North; OSB Building #1, 101 Old Stone Bridge; OSB Building #2, 201 Old Stone Bridge; OSB Building #3, 301 Old Stone Bridge; and OSB Building #4, 401 Old Stone Bridge, Goodlettsville, Tennessee.

Grantor covenants that it is lawfully seized and possessed of said Property and has a good right to convey it, subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend fee simple title to the Property to said Grantee, its successors and assigns, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of January, 2022, but is effective as of the 16 day of January, 2022.

GRANTOR:

MILBURN SPN LLC,
a Delaware limited liability company

By: KJ MILBURN LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: B. Jeremy Kaufman
Title: Authorized Signatory

STATE OF IL

COUNTY OF COOK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, B. Jeremy Kaufman, the Authorized Signatory of KJ Milburn LLC, the Manager of Milburn SPN LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Signatory executed the foregoing instrument for the purposes therein expressed and contained, by signing the name B. Jeremy Kaufman, as such Authorized Signatory.

Witness my hand and official seal this 18 day of JANUARY, 2022.

_____
Notary Public

My Commission Expires:

1-7-23

BRIAN J KEMPF
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 7, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $76,500,000.00.

Affiant

Sworn to and subscribed before me,
this 19 day of January, 2022.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

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

TRACT 1:

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 1 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (R.O.D.C.T.) SAID TRACT IS LOCATED ON THE NORTHERLY RIGHT- OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD), WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE SOUTHEASTERLY CORNER OF CITY OF GOODLETTSVILLE OF RECORD IN DEED BOOK 8696, PAGE 595, R.O.D.C.T., AND BEING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID CITY OF GOODLETTSVILLE, FOR THE NEXT THREE CALLS:
1. NORTH 11 DEGREES 18 MINUTES 16 SECONDS WEST, 140.34 FEET TO A 5/8" IRON ROD (OLD);
2. SOUTH 55 DEGREES 38 MINUTES 16 SECONDS EAST, 39.21 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3. NORTH 48 DEGREES 33 MINUTES 09 SECONDS EAST, 88.00 FEET TO A POINT NEAR THE CENTER OF MANSKER CREEK;

THENCE, GENERALLY ALONG THE CENTER OF SAID MANSKER CREEK, FOR THE NEXT SIX CALLS:

1. SOUTH 41 DEGREES 31 MINUTES 48 SECONDS EAST, 184.18 FEET TO A POINT;
2. SOUTH 23 DEGREES 51 MINUTES 48 SECONDS EAST, 332.94 FEET TO A POINT;
3. SOUTH 59 DEGREES 40 MINUTES 48 SECOND EAST, 604.26 FEET TO A POINT;
4. SOUTH 28 DEGREES 22 MINUTES 48 SECONDS EAST, 171.04 FEET TO A POINT;
5. SOUTH 48 DEGREES 45 MINUTES 48 SECONDS EAST, 182.62 FEET TO A POINT;
6. SOUTH 74 DEGREES 06 MINUTES 49 SECONDS EAST, 42.00 FEET TO A POINT AT THE MOST NORTHERLY CORNER OF TRACT 3 OF SAID OLD STONE BRIDGE SUBDIVISION, SECTION ONE;

THENCE, LEAVING SAID MANSKER CREEK WITH SAID TRACT 3, SOUTH 31 DEGREES 35 MINUTES 39 SECONDS WEST, 163.84 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD;

THENCE, WITH SAID RIGHT OF WAY FOR THE NEXT SIX CALLS:

1. NORTH 21 DEGREES 21 MINUTES 24 SECONDS WEST, 119.95 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
2. WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 37 SECONDS, A RADIUS OF 346.17 FEET, AN ARC LENGTH OF 192.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 14 MINUTES 16 SECONDS WEST, 189.64 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3. NORTH 53 DEGREES 08 MINUTES 43 SECONDS WEST, 652.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;|

[continues on following page]

4. WITH A CURVE TO THE RIGHT A CENTRAL ANGLE OF 22 DEGREES 58 MINUTES 06 SECONDS, HAVING A RADIUS OF 388.49 FEET, AN ARC LENGTH OF 155.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 41 MINUTES 04 SECONDS WEST, 154.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
5. NORTH 30 DEGREES 11 MINUTES 58 SECONDS WEST, 161.15 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
6. WITH A CURVE TO THE LEFT A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 17 SECONDS, HAVING A RADIUS OF 174.55 FEET, AN ARC LENGTH OF 189.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 12 MINUTES 41 SECONDS WEST, 180.55 FEET TO THE POINT OF BEGINNING.

TRACT 2:

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 2 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, R.O.D.C.T. SAID TRACT IS LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A ½" IRON ROD (OLD), WITH NO CAP, IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE MOST EASTERLY CORNER OF DES-CASE CORPORATION OF RECORD AS INSTRUMENT NUMBER 201311010113842, R.O.D.C.T., AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY FOR THE NEXT FOUR CALLS:

1. WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 49 MINUTES 48 SECONDS, A RADIUS OF 448.49 FEET, AN ARC LENGTH OF 100.43 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 45 MINUTES 04 SECONDS EAST, 100.22 FEET TO A ¾" IRON ROD (OLD), WITH NO CAP;
2. SOUTH 53 DEGREES 08 MINUTES 43 SECONDS EAST, 652.14 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3. WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 30 SECONDS, A RADIUS OF 286.17 FEET, AN ARC LENGTH OF 158.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 14 MINUTES 06 SECONDS EAST, 156.76 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4. SOUTH 21 DEGREES 21 MINUTES 24 SECONDS EAST, 497.93 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY LINE OF IBP, INC, OF RECORD AS INSTRUMENT NUMBER 200007250073433, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID IBP, INC, SOUTH 70 DEGREES 11 MINUTES 14 SECONDS WEST, 182.28 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHEASTERLY RIGHT-OF-WAY OF THE C.S.X. TRANSPORTATION RAILROAD;

THENCE, WITH SAID CSX, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 04 MINUTES 56 SECONDS, A RADIUS OF 4040.03 FEET, AN ARC LENGTH OF 851.94 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 50 MINUTES 15 SECONDS WEST, 850.36 FEET TO A ½" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID CSX, NORTH 52 DEGREES 54 MINUTES 37 SECONDS WEST, 316.70 FEET TO A ¾" IRON ROD (OLD) WITH NO CAP, AT THE MOST SOUTHERLY CORNER OF SAID DES-CASE CORPORATION;

THENCE, WITH SAID DES-CASE CORPORATION, NORTH 27 DEGREES 11 MINUTES 46 SECONDS EAST, 379.39 FEET TO THE POINT OF BEGINNING.

TRACT 3:

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY,

[continues on following page]

GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS TRACT 3 ON THE PLAT ENTITLED "OLD STONE BRIDGE SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK 6250, PAGE 696, R.O.D.C.T. SAID TRACT IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY RIGHT-OF-WAY LINE OF OLD STONE BRIDGE ROAD, AT THE MOST SOUTHERLY CORNER OF TRACT 1 OF SAID OLD STONE BRIDGE SUBDIVISION, SECTION ONE, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE LEAVING SAID RIGHT-OF-WAY WITH SAID TRACT 1, NORTH 31 DEGREES 35 MINUTES 39 SECONDS EAST, 163.84 FEET TO A POINT NEAR THE CENTER OF MANSKER CREEK;

THENCE, GENERALLY ALONG THE CENTER OF MANSKER CREEK, SOUTH 74 DEGREES 06 MINUTES 49 SECONDS EAST, 362.54 FEET TO A POINT;

THENCE CONTINUING GENERALLY ALONG THE CENTER OF MANSKER CREEK, SOUTH 60 DEGREES 30 MINUTES 33 SECONDS EAST, 365.95 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF IBP, INC, OF RECORD AS INSTRUMENT NUMBER 200007250073433, R.O.D.C.T.;

THENCE, LEAVING SAID CREEK, WITH SAID IBP, INC, SOUTH 20 DEGREES 59 MINUTES 11 SECONDS EAST, 50.35 FEET TO A POINT;

THENCE, CONTINUING WITH SAID IBP, INC, SOUTH 68 DEGREES 39 MINUTES 59 SECONDS WEST, 650.11 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHEASTERLY TERMINUS OF THE RIGHT-OF-WAY OF OLD STONE BRIDGE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 21 DEGREES 21 MINUTES 24 SECONDS WEST, 454.57 FEET TO THE POINT OF BEGINNING.

TRACT 4:

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "SPACE PARK NORTH" OF RECORD IN PLAT BOOK 5200, PAGE 121, R.O.D.C.T. SAID LOT IS LOCATED ON THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A ¾" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 AND BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID SOUTH CARTWRIGHT STREET WITH SAID INTERSTATE 65, ALONG A CONTROL ACESS FENCE, FOR THE NEXT THREE CALLS:

1. SOUTH 21 DEGREES 24 MINUTES 16 SECONDS EAST, 128.63 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
2. SOUTH 21 DEGREES 24 MINUTES 41 SECONDS EAST, 397.62 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3. SOUTH 21 DEGREES 19 MINUTES 03 SECONDS EAST, 67.08 FEET TO A 5/8" IRON ROD (OLD), WITH NO CAP, AT THE NORTHEASTERLY CORNER OF CORPORATE INVESTORS PARTNERSHIP VI, LLC OF RECORD AS INSTRUMENT NUMBER 200806260066072, R.O.D.C.T. AND SHOWN AS LOT 1 ON THE PLAT ENTITLED, CORPORATE INVESTORS PARTNERSHIP VI, LLC, OF RECORD AS INSTRUMENT NUMBER 200907140065681, R.O.D.C.T.;

THENCE, CONTINUING WITH SAID CORPORATE INVESTORS PARTNERSHIP VI, LLC, LOTS 1 AND 2, ALONG SAID CHAINLINK FENCE, FOR THE NEXT THREE CALLS:

[continues on following page]

1. SOUTH 84 DEGREES 25 MINUTES 45 SECONDS WEST, 239.92 FEET TO A ½" IRON ROD (OLD) WITH NO CAP;
2. SOUTH 09 DEGREES 01 MINUTES 22 SECONDS WEST, 2003.40 FEET TO A ½" IRON ROD (OLD) WITH NO CAP;
3. SOUTH 76 DEGREES 58 MINUTES 07 SECONDS WEST, PASSING A CONCRETE HIGHWAY MONUMENT (OLD) AT THE MOST WESTERLY CORNER OF SAID LOT 2 OF CORPORATE INVESTORS PARTNERSHIP VI, LLC AT 357.20 FEET AND CONTINUING 19.43 FEET FOR A TOTAL DISTANCE OF 376.63 FEET TO A ½" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD;
THENCE, WITH SAID CSX RAILROAD RIGHT-OF-WAY LINE, NORTH 12 DEGREES 30 MINUTES 58 SECONDS WEST, 2086.77 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF K.C. INVESTORS, LLC OF RECORD IN DEED BOOK 10997, PAGE 849, R.O.D.C.T. AND SHOWN AS PARCEL 87 ON THE PLAT ENTITLED, NORTHGATE INDUSTRIAL PARK, SECTION ONE, OF RECORD IN PLAT BOOK 4955, PAGE 109, R.O.D.C.T.;

THENCE, LEAVING SAID RAILROAD WITH SAID K.C. INVESTORS, LLC, AND THE SOUTHERLY TERMINUS OF THE RIGHT-OF-WAY OF SOUTH CARTWRIGHT STREET, NORTH 77 DEGREES 28 MINUTES 05 SECONDS EAST, 1222.25 FEET TO A ½" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CARTWRIGHT STREET;

THENCE, WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 27 SECONDS, A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 342.78 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 20 MINUTES 55 SECONDS WEST, 338.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT INGRESS-EGRESS EASEMENT BENEFITTING TRACT 4, ESTABLISHED BY DECLARATION OF EASEMENT OF RECORD IN BOOK 5685, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MILBURN SPN LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM MID-WEST PORTFOLIO CORPORATION F/K/A REALTY ASSOCIATES IOWA CORPORATION, A DELAWARE CORPORATION, OF RECORD AS INSTRUMENT NO. 201608050081286, AND QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 201608050081287, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Rights of tenants in possession, as tenants only, under any unrecorded written leases or rental agreements.

3. Matters arising out of any act of Grantee or those claiming by, through or under Grantee.

4. Local, state, and federal laws, ordinances, rules and regulations, including, but not limited to, zoning ordinances.

5. Any claim to oil, gas, minerals, and all rights incidental thereto, previously conveyed, transferred, leased or reserved.

6. All matters shown on plat(s) of record in Plat Book 5200, Page 121, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

7. All matters shown on plat(s) of record in Plat Book 6250, Page 696, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1, 2 and 3)

8. Easement from Oscar Mayer & Co., Inc. to Madison Suburban Utility District, a municipal corporation, its successors and assigns, of record in Book 4419, Page 472, in the Register's Office of Davidson County, Tennessee. (as to Tracts 1 and 3)

9. Final Judgment from The State of Tennessee, et al to Industrial Development Board of the City of Goodlettsville, et al, of record in Book 4185, Page 983, in the Register's Office of Davidson County, Tennessee. (as to Tract 3)

10. Agreement for Dedication of Easement for Sanitary Sewers from Oscar Mayer & Co. Inc. to The City of Goodlettsville, Tennessee, its successors and assigns forever, of record in Book 4956, Page 191, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

11. Agreement for Dedication of Easement for Sanitary Sewers from Space Park Properties, Ltd. to The City of Goodlettsville, Tennessee, its successors and assigns forever, of record in Book 8676, Page 222, in the Register's Office of Davidson County, Tennessee. (as to Tract 1)

12. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government from Goodlettsville Warehouse Properties, a joint venture to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Book 7231, Page 347, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

13. Easement from Ervin M. Entrekin, Trustee to Madison Suburban Utility District, its successors and assigns, of record in Book 4377, Page 97, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

14. Terms and provisions of Declaration of Easement, by Goodlettsville Warehouse Properties, a joint venture consisting of the Keith Allen Dugger Irrevocable Trust, the John Alan Dugger Irrevocable Trust, the Millard Bridges Revocable Trust, and the Thomas K. Sanders Irrevocable Trust and Space Park North (a Limited Partnership), of record in Book 5685, Page 383, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

15. Easement from Oscar Mayer & Co. Inc., a Delaware corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through its Electric Power Board, its successors and assigns, of record in Book 4580, Page 299, in the Register's Office of Davidson County, Tennessee. (as to Tract 2)

16. Order for right of way of record in Book 7363, Page 795, Register's Office of Davidson County, Tennessee. (as to Tract 4)

17. Terms and provisions of Standard Lease Agreement, by and between Space Park North of Nashville, Tennessee and National Advertising Company, of Bedfork Park, Illinois, of record in Book 7901, Page 595, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

18. Terms and provisions of Lease Agreement, by and between Space Park North (a Limited Partnership) and Nashville Cellular Telephone Company, of record in Book 7005, Page 769; as assigned in Instrument No. 200110010105562; as amended in Instrument No. 200609270119750; as affected by Instrument No. 200912110113277, in the Register's Office of Davidson County, Tennessee. (as to Tract 4)

19. Easements established in the Grant of Easement and Assignment of Lease of record in Instrument No. 200912110113277, Register's Office of Davidson County, Tennessee. (as to Tract 4)

20. Rights, title, claim or interest by the United States, state, local or by the public in and to any portion of the Land lying within the current or former bed, or below the ordinary highwater mark or between the cut banks of a stream navigable in fact or

in law with respect to Mansker Creek and a large stream located along the Northwesterly line of Tract 2. (as to Tract 1, 2, and 3)

21. Rights of upper and lower riparian owners to the flow of the waters of Mansker Creek and a large stream located along the Northwesterly line of Tract 2, free from diminution or pollution. (as to Tracts 1, 2 and 3)

22. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mansker Creek and a large stream located along the Northwesterly line of Tract 2. (as to Tracts 1, 2 and 3)

23. Rights of the Railroad Company to expand its right of way to its full charter width. (as to Tracts 2 and 4)

24. Lack of direct access to a controlled access highway, Interstate I-65. (as to Tract 4)

25. Matters shown on the ALTA/NSPS Land Title Survey prepared by Ted J. Stevenson II of Ragan Smith Associates Inc., dated December 14, 2021, as Job No. 21-0405. (as to Tracts 1, 2 and 3)

26. Matters shown on the ALTA/NSPS Land Title Survey, prepared by Ted J. Stevenson II of Ragan Smith Associates Inc., dated December 15, 2021, as job no. 21-0406. (as to Tract 4)

Tennessee Certification of Electronic Document

I, Cathy Hesseltine, 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 (date of document).

Affiant Signature

January 31, 2022
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/6/2023

NOTARY'S SEAL

HEATHER R. PETERSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 06, 2023