Karen Johnson Davidson County
Batch# 806958 DEEDWARRSP
02/16/2022 03:00:30 PM 6 pgs
Fees: $33.00 Taxes: $354,090.00
20220216-0018234

This Instrument Prepared By:	**Name and Address of New Property Owner:**	**Property Address:**
Alvin Katz Katten Muchin Rosenman LLP 525 West Monroe Street Chicago, IL 60661	PENNINGTON CENTRE BLVD OWNER LLC c/o The Praedium Group LLC 733 Third Avenue, 24th Floor New York, NY 100017	330 Pennington Centre Blvd. Nashville, Tennessee 37214
Return to: PENNINGTON CENTRE BLVD OWNER LLC c/o The Praedium Group LLC 733 Third Avenue, 24th Floor New York, NY 100017	**Mail Tax Bills to:** PENNINGTON CENTRE BLVD OWNER LLC c/o The Praedium Group LLC 733 Third Avenue, 24th Floor New York, NY 100017	**Tax Parcel ID #:** 062-00-0-274.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 7th day of February, 2022, by and between **CRP/LPC PENNINGTON BEND OWNER, L.L.C.**, a Delaware limited liability company (hereinafter the "Grantor"), and **PENNINGTON CENTRE BLVD OWNER LLC**, a Delaware limited liability company (the "Grantee").

W I T N E 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, claiming by, through or under Grantor, but not further or otherwise.

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

CRP/LPC PENNINGTON BEND OWNER, L.L.C., a Delaware limited liability company

By: CRP/LPC PENNINGTON BEND VENTURE, L.L.C., a Delaware limited liability company, its sole member

By: Lincoln Pennington Bend LLC, a Delaware limited liability company, its Developer Member

By: LPC Manager, Inc., a Delaware corporation, its Manager

By: _____
Name: Charles O. Shallat
Title: Vice President

STATE OF GEORGIA

COUNTY OF GWINNETT

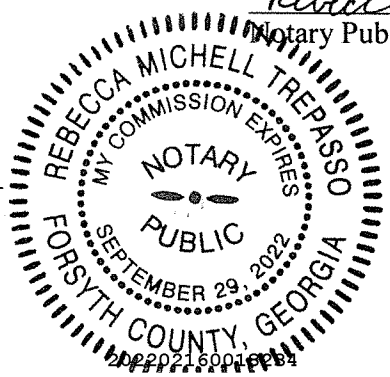
Before me personally appeared Charles O. Shallat with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of LPC Manager, Inc., the manager of Lincoln Pennington Bend LLC, the Developer Member of CRP/LPC Pennington Bend Venture, L.L.C., the sole member of CRP/LPC Pennington Bend Owner, L.L.C., the within named bargainor, a Delaware limited liability company, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Vice President of the corporation.

Witness my hand and seal this the 2nd day of February, 2022.

_____
Notary Public

My Commission Expires:

9-29-2022



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 $95,700,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2022.

Notary Public

My Commission Expires:
9-29-2022

REBECCA MICHELL TREPASSO
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
SEPTEMBER 29, 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Being the same property conveyed to Grantor by Special Warranty Deed recorded under Instrument No. 20191220-0131408, dated November 18, 2019 in the Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Pennington Bend Development Subdivision – Lot 1, of record as Instrument No. 20200515-0050987, Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under unrecorded written leases, without any rights-of-first refusal or options to purchase all or any portions of the insured land.

2. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 062-00-0-274.00.

3. Matters shown on the Plan of record as Instrument No. 20200515-0050987, revising Instrument No. 20191025-0109753, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Pennington Centre by Park Holdings, LLC, a Delaware limited liability company, of record as Instrument No. 20191217-0130294, said Register's Office.

5. Restrictive Covenant contained in instrument of record as Instrument No. 20020628-0078525, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190802-0076651, and as Instrument No. 20200207-0014323, said Register's Office.

7. Restrictions as to satellite dishes and antenna as set forth in Deed of record as Instrument No. 20191220-0131408, said Register's Office.

8. Zoning and building laws, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect the Property and the use, improvement or enjoyment thereof

9. Declaration of Restrictive Covenants dated as of the date hereof made by CRP/LPC PENNINGTON BEND OWNER, L.L.C.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 February 7, 2022.

February 7, 2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

My Commission Expires: 10/2/2023

Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023