Karen Johnson Davidson County
Batch# 822089 DEEDWARRSP
03/14/2022 11:50:30 AM 8 pgs
Fees: $43.00 Taxes: $175,750.00
20220314-0029483

THIS INSTRUMENT PREPARED BY:

Reed Smith LLP
Three Logan Square
1717 Arch Street, Suite 3100
Philadelphia, PA 19103
Attn: Dana J. Janquitto

STATE OF NY)
COUNTY OF Suffolk)

The actual consideration or value, whichever is greater, for this transfer is $47,500,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of Feb., 2022.

Notary Public

My commission expires: 7/25/2024

ANTHONY PATRICK LUPO
Notary Public, State of New York
No. 01LU6345525
Qualified in Suffolk County
Commission Expires July 25, 2024

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
CPREIF Sheds on Charlotte LLC c/o Clarion Partners 230 Park Ave, 12th Floor New York, NY 10169 Attn: Jane Zhu	Same.	09211009000; 09211009200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, SHEDS NASHVILLE LP, a Delaware limited partnership (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto CPREIF SHEDS ON CHARLOTTE LLC, a Delaware limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 22 day of February, 2022 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

As acquired by virtue of a Special Warranty Deed recorded as Instrument No. 201709120093303 and Affidavit recorded as Instrument No. 2101801250007852 of the Davidson County Public Records from 2200 Charlotte Avenue, LLC to Sheds Nashville LP.

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 2200 and 2300 Charlotte Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, hereditaments, estate, title, rights, and interest thereto, including, but not limited to, (a) any buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under, or about the Property, (b) all easements, rights of way, benefits, and appurtenances running with the Property, (c) all of Grantor's right, title, and interest, if any, in any land (and related improvements) lying in any street, road, or avenue in front of, adjacent to, or adjoining the Property, and (d) all of Grantor's right, title, and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to the Property, belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

SHEDS NASHVILLE LP,
a Delaware limited partnership

By: **SHEDS NASHVILLE GP LLC,**
a Delaware limited liability company
Its: General Partner

By: _____
Name: Steve Messaros
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA §
§
COUNTY OF Montgomery §

On this 17th day of February, 2022, before me a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Steve Messaros, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Vice President of Sheds Nashville GP LLC, a Delaware limited liability company, the General Partner of Sheds Nashville LP, a Delaware limited partnership, and that he as such Vice President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of Sheds Nashville GP LLC, the General Partner of Sheds Nashville LP, by himself as Vice President.

_____
Notary Public

My commission expires: 06/24/2022

Commonwealth of Pennsylvania - Notary Seal
KARLA WALSH - Notary Public
Montgomery County
My Commission Expires Jun 24, 2022
Commission Number 1284333

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

A TRACT OF LAND LYING ON THE NORTH MARGIN OF CHARLOTTE AVENUE AND THE WEST MARGIN OF 23RD AVENUE NORTH, SAID TRACT BEING LOTS 44, 45, 46, 47, 48, AND 49, AND A 12 FOOT ALLEY AS SHOWN ON THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PROPERTY, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 332, PAGE 13, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID ALLEY BEING FORMERLY KNOWN AS ALLEY NO. 925 ON THE OFFICIAL STREET MAP OF THE CITY OF NASHVILLE WHICH WAS CLOSED AUGUST 2, 1960 BY COUNCIL BILL NO. 60-119, AND MORE FULLY DESCRIBED ACCORDING TO A SURVEY BY JESSEE E. WALKER, TENNESSEE REGISTERED LAND SURVEYOR # 1486, DATED JULY 9, 2008, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY INTERSECTION OF SAID CHARLOTTE AVENUE AND 23RD AVENUE NORTH, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 44;

(1) THENCE ALONG SAID MARGIN OF CHARLOTTE AVENUE, SOUTH 70° 39' 52" WEST, 323.70 FEET TO AN IRON PIN, BEING THE SOUTHEAST CORNER OF SAID LOT 49, AND THE SOUTHEAST CORNER OF THE STATE OF TENNESSEE PROPERTY, AS RECORDED IN DEED BOOK 3982, PAGE 270, OF SAID REGISTER'S OFFICE;

(2) THENCE LEAVING SAID MARGIN OF CHARLOTTE AVENUE, ALONG THE EAST LINE OF STATE'S PROPERTY, NORTH 03° 01' 47" WEST, 156.65 FEET TO AN IRON PIN THE NORTHWEST CORNER OF SAID LOT 49 AND THE SOUTHWEST CORNER OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION PROPERTY (T.D.O.T.), AS RECORDED IN DEED BOOK 999, PAGE 611 OF SAID REGISTER'S OFFICE;

(3) THENCE ALONG THE NORTH LINE OF SAID LOT 49 AND THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, NORTH 70° 39' 52" EAST, 13.53 FEET TO AN IRON PIN;

(4) THENCE CONTINUING ALONG SAID LINES NORTH 02° 39' 05" WEST, 12.68 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID T.D.O.T.'S PROPERTY, AND THE NORTHWEST CORNER OF SAID ALLEY;

(5) THENCE ALONG SAID LINE OF T.D.O.T.'S PROPERTY AND THE NORTH LINE OF SAID ALLEY, NORTH 70° 39' 52" EAST, 262.50 FEET TO AN IRON PIN ALONG SAID MARGIN OF 23RD AVENUE NORTH AND BEING THE SOUTHEAST CORNER OF SAID T.D.O.T.'S PROPERTY;

(6) THENCE ALONG SAID MARGIN OF 23RD AVENUE NORTH, SOUTH 19° 21' 07'' EAST, 162.50 FEET TO THE POINT OF BEGINNING.

Also described according to a survey prepared by Jesse E. Walker, RLS No. 1486, Jesse Walker Engineering, Job No. 07140, dated March 11, 2016, as follows:

Being a Parcel of land in the 21ST Councilmanic of Davidson County, Tennessee, located on the north margin of Charlotte Avenue, and the west margin of 23rd Avenue North, and said parcel being lots 44, 45, 46, 47, 48, 49, and a 12 foot alley as shown of the plan of Burlington Heights Subdivision of Part of Elliston Plan as shown in Plat Book 332 Page 13 in the Register's Office for Davidson County, Tennessee (RODCT), and being shown as Parcel 092.00 on the Davidson County Tax Map 092-11, as evidenced in Instrument number

20080715-0072439, in the (RODCT), said Lot belonging to Charlotte 2300, LLC, and being more particularly described as follows:

BEGINNING at an iron pin located on the northerly margin of Charlotte Avenue and the westerly margin of 23rd Avenue North, said iron pin being the southeast corner of the property herein described, thence;

1) Along said margin of Charlotte Avenue, and along the southern line of the property herein described, South 74 degrees 52 minutes 40 seconds West, a distance of 323.49 feet to an iron pin, said iron pin being the westernmost corner of the property herein described, and being on the northerly margin of Charlotte Avenue, and said iron pin being the southeast corner of the property belonging to CH Realty VI-LPC MF Nashville Charlotte, L.L.C, being shown as Parcel 398.00 on Davidson County tax map 092-11, as evidenced in the instrument 20140312-0020688, and being lot 1 of the final plat of LPC Charlotte, as evidenced in instrument 20140910-0082698, thence;

2) Along the west line of the property herein described, and with the east line of the property of said Parcel 398.00, North 01 degrees 10 minutes 04 seconds East, a distance of 156.63 feet to an iron pin, said iron pin being an interior corner of parcel 398.00, thence;

3) Continuing along the line of Parcel 398.00, North 74 degrees 50 minutes 49 seconds East, a distance of 13.37 feet to an iron pin, thence;

4) Continuing along the line of Parcel 398.00, North 02 degrees 38 minutes 17 seconds East, a distance of 12.75 feet to an iron pin, thence;

5) Continuing along the line of Parcel 398.00, North 74 degrees 54 minutes 48 seconds East, a distance of 262.39 feet to an iron pin, said iron pin being on the margin of 23rd Avenue North, and said iron pin being the northeast corner of the property herein described, and being the southeast corner Parcel 398.00, thence;

6) With the west margin of 23rd Ave North and the east margin of the property herein described, South 15 degrees 05 minutes 27 seconds East, a distance of 162.33 feet to and iron pin, said iron pin being the point of BEGINNING, containing 1.11397 acres or 48528 square feet, more or less, according to a survey by Jesse E Walker, RLS, PE, dated February 22, 2016.

Being the same property conveyed to 2200 Charlotte Avenue, LLC, a Tennessee limited liability company by Special Warranty Deed recorded as Instrument No. 20160314-0024115 and Quitclaim Deed recorded as Instrument No. 20160314-0024116, Register's Office of Davidson County, Tennessee.

TRACT II

TOGETHER WITH EASEMENT RIGHTS BENEFITING THE LAND IN AND TO
(1) INGRESS/EGRESS DRIVEWAY EASEMENTS;
(2) PARKING EASEMENTS;
(3) EASEMENT FOR THE MAINTENANCE OF BUILDING;
(4) PEDESTRIAN ACCESS EASEMENT;
(5) TRASH REMOVAL EASEMENT; AND
(6) DRAINAGE PIPE EASEMENT;
ALL AS ESTABLISHED BY RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTR. NO. 201403120020689; AS AMENDED IN INSTR. NO. 201508310088107; AND AS AMENDED IN INSTR. NO. 201509030090030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III

PROPERTY LOCATED IN THE 21ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN, AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED: 12-06-11, AS FOLLOWS:

BEGINNING AT THE CORNER OF THE INTERSECTION OF THE MARGINS CHARLOTTE AVENUE AND 23RD AVENUE NORTH AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N: 664498.133, E: 1729766.777; THENCE WITH THE EAST MARGIN OF 23RD AVENUE NORTH N 15 DEGREES 04 MINUTES 42 SECONDS W A DISTANCE OF 394.78 FEET TO AN EXISTING RAILROAD SPOKE IN THE SOUTH MARGIN OF FELICIA STREET; THENCE WITH THE SOUTH MARGIN OF FELICIA STREET N 66 DEGREES 00 MINUTES 16 SECONDS E A DISTANCE OF 208.85 FEET TO A SET RAILROAD SPIKE; THENCE N 72 DEGREES 59 MINUTES 24 SECONDS E A DISTANCE OF 193.81 FEET TO AN EXISTING IRON ROD IN THE WEST MARGIN OF 22ND AVENUE NORTH; THENCE WITH THE WEST MARGIN OF 22ND AVENUE NORTH S 15 DEGREES 07 MINUTES 11 SECONDS E A DISTANCE OF 433.43 FEET TO A POINT IN THE NORTH MARGIN OF CHARLOTTE AVENUE; THENCE WITH THE MARGIN OF CHARLOTTE AVENUE S 74 DEGREES 53 MINUTES 05 SECONDS W A DISTANCE OF 400.34 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 168184 SQUARE FEET 3.86 ACRES.

BEING SHOWN AS LOTS NOS. 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43 ON THE PLAN OF BURLINGTON HEIGHTS SUBDIVISION OF PART OF ELLISTON PLAN AS OF RECORD IN BOOK 332, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN. BEING FURTHER DESCRIBED AS THE SAME PROPERTIES DESCRIBED IN: BOOK 1535, PAGE 223, BOOK 838, PAGE 532; BOOK 638, PAGE 96; BOOK 576, PAGE 150, BOOK 581, PAGE 45; BOOK 567, PAGE 285; BOOK 1580, PAGE 10; BOOK 1580, PAGE 15; BOOK 1580, PAGE 11; BOOK 1580, PAGE 21; BOOK 1580, PAGE 29; BOOK 649, PAGE 42, AND BOOK 838, PAGE 530, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, AND BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THE STATE OF TENNESSEE TO 2200 CHARLOTTE AVENUE, LLC, OF RECORD AS INSTRUMENT NO. 20121005-0091631, SAID REGISTER'S OFFICE; AND FURTHER CONVEYED TO 2200 CHARLOTTE AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20121005-0091631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS DESCRIPTION INCLUDES THOSE PORTIONS OF ALLEYS NOS. 904 AND 925 CLOSED AND ABANDONED AS SET FORTH IN ORDINANCE NO. 49-229 OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF NASHVILLE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Rights of tenants, as tenants only, under unrecorded leases with no options to purchase or right of first refusal.

3. Easement to the City of Nashville of record in Book 2031, Page 187, Register's Office for Davidson County Tennessee.

4. Memorandum of Lease by and between 2200 Charlotte Avenue, LLC, a Tennessee limited liability company, Lessor, and Starbucks Corporation, a Washington corporation, Lessee, dated March 1, 2016, of record as Instrument No. 20160511-0046701, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140114-0003726 and in Instrument No. 20160829-0090184, Register's Office for Davidson County, Tennessee.

6. Reciprocal Easement Agreement of record in Instrument No. 20140312-0020689, Register's Office for Davidson County, Tennessee.

7. First Amendment to Reciprocal Easement Agreement of record in Instrument No. 20150831-0088107 and in Instrument No. 20150903-0090030, said Register's Office.

8. Utility easements retained by the City of Nashville pursuant to Council Bill No. 60-119.

9. Any right, easements, interests or claims which may exist by reason of, or reflected by, the following facts shown on the survey of the Property: Overhead electrical wires extend across northerly and easterly record lines.

Certification of Authenticity

I, **Katie Chirico** 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 **October 20, 2021**.

Name: **Katie Chirico**
Title: **Closing Coordinator**
Date: **February 23, 2022**

STATE OF CONNECTICUT
COUNTY OF FAIRFILD

Sworn to and subscribed before me on February 23, 2022

Notary Public: Heather Drake
My Commission Expires: 06/30/2025

Heather L Drake
NOTARY PUBLIC
State of Connecticut
My Commission Expires 6/30/2025

