Karen Johnson Davidson County
Batch# 823541 DEEDWARRSP
03/17/2022 09:30:30 AM 5 pgs
Fees: $28.00 Taxes: $115,509.38
20220317-0031028

THIS INSTRUMENT PREPARED BY:
Annie Xie
Ice Miller LLP
One American Square, Suite 2900
Indianapolis, IN 46282

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Exeter Airpark Center Building 3, LLC 101 West Elm Street, Suite 600 Conshohocken, PA 19428	Exeter Airpark Center Building 3, LLC 101 West Elm Street, Suite 600 Conshohocken, PA 19428	Map: 121 Parcel: 3.00 Parcel: 121-11-0-B-003.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AIRPARK EAST OWNER, LLC, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to EXETER AIRPARK CENTER BUILDING 3, LLC, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 121 Airpark Center East (Building 3), Nashville, TN 37217.

This conveyance, and all covenants and warranties contained herein, are made expressly subject to (A) any and all rights-of-way, liens, claims, commitments, covenants, agreements, encumbrances and other matters of record, (B) any and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (C) applicable local, state and federal laws, ordinances and regulations, including, but not limited to, building restrictions and zoning laws, and (D) the lien for non-delinquent real estate taxes and assessments.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed on the date indicated in the notary block to be effective this 4 day of ~~February~~ March 2022.

Airpark East Owner, LLC,
a Delaware limited liability company

By: _____
Richard W. Horn, Authorized Signatory

STATE OF Indiana)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Richard W. Horn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Signatory of Airpark East Owner, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 10 day of February, 2022.

_____
Notary Public

DINA L RANDALL
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0727332
My Commission Expires Jun 16, 2028

My Commission Expires:

06/16/2028

STATE OF Indiana)

COUNTY OF Hamilton)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $31,218,750.00.

Affiant

Sworn to and subscribed before me this 10 day of February 2022.

Notary Public

DINA L RANDALL
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0727332
My Commission Expires Jun 16, 2028

My Commission Expires:

06/16/2028

Exhibit A

Legal Description

Building 3:

That certain Lot Three (3), shown as parcel 3.00, within that certain Final Plat of Airpark Center Subdivision recorded in the office of the Register of Davidson County, Tennessee, on May 11, 2021, as Instrument No. 20210511-0063162.

BEING PART OF THE SAME PROPERTY CONVEYED TO AIRPARK EAST OWNER, LLC AS FOLLOWS: IN PART BY QUITCLAIM DEED FROM AIRPARK EAST OWNER, LLC OF RECORD IN INSTRUMENT NO. 20200129-0010552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jeff Wainscott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law **document dated March 4, 2022.**

Signature **March 4, 2022**

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature **March 4, 2022**

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL STATE OF INDIANA

ANDREW EYSTER
My Commission Expires
August 20, 2025
Commission Number 704304
Morgan County