This instrument was prepared by:

Arnold & Porter Kaye Scholer LLP
250 West 55th Street
New York, New York 10019-9710
Attn: Jeffrey Kapner, Esq.

Karen Johnson Davidson County
Batch# 826704 DEEDWARRSP
03/23/2022 09:44:30 AM 8 pgs
Fees: $43.00 Taxes: $36,536.06
20220323-0033210

After recording return to:

Greenberg Traurig LLP
1840 Century Park East, Suite 1900
Los Angeles, CA 90067
Attn: Michael H. Davis, Esq.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
700 MYATT DR OWNER, LLC c/o FRE Fund Investments III, LLC One Maritime Plaza, Suite 2100 San Francisco, CA 94111	700 MYATT DR OWNER, LLC c/o FRE Fund Investments III, LLC One Maritime Plaza, Suite 2100 San Francisco, CA 94111	03406006300

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **BIP III (MADISON) LLC**, a Delaware limited liability company, ("Grantor"), in favor of **700 MYATT DR OWNER, LLC**, a Delaware limited liability company ("Grantee").

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 is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantee herein, its successors and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto ("**Property**").

This is improved property, known as 700 Myatt Drive, Madison, TN 37115.

This conveyance is made subject to real estate taxes and assessments not yet due and payable and any other matter of record affecting the Property or which would be disclosed by an accurate survey of the Property.

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

FIRST AMERICAN TITLE

1091321TN1
171174787

Grantor covenants with respect to the foregoing conveyance that Grantor (a) is lawfully seized and possessed of the Property, (b) has full power and lawful authority to sell and convey the same, and (c) will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS MY HAND this 25 day of FEBRUARY, 2022.

GRANTOR:

BIP III (MADISON) LLC,
a Delaware limited liability company

By: _____
Name: Michael W. Brennan
Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael W. Brennan, known to me to be the Manager of BIP III (Madison) LLC, a Delaware limited liability company, and known to me to be the person who executed the foregoing instrument as Manager on behalf of said limited liability company and acknowledged to me that he executed the same in such capacity and that such Manager executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of this office this 25 day of February, 2022.

Official Seal
Samuel A Mandarino
Notary Public State of Illinois
My Commission Expires 02/27/2025

_____
Notary Public

My Commission Expires: _____

171174787

STATE OF AZ.
COUNTY OF Maricopa

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 9,874,612.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant:

FIRST AMERICAN TITLE INSURANCE CO.

By: _____
Name: JAD Johnson
Title: Escrow Agent

Subscribed and sworn to before me this February 24 2022.

MATTHEW ALAN BROWN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 563661
Expires May 29, 2023

_____
Notary Public
My Commission Expires: May 29, 2023

EXHIBIT A

Legal Description

TRACT 1:

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located West of Myatt Drive and East of Gallatin Pike being a portion of property conveyed to Rivergate Partners, by deed of record in Instrument No. 20020607-0069838, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being part of Lot 1 on the Plat of record in Instrument No. 20070918-0111611, in the Register's Office for Davidson County, Tennessee:

Beginning at an iron rod (new) on the northerly right-of-way of Edenwold Road (width varies) at its intersection with the westerly boundary line of the Willamette Industries, Inc. property, of record in Deed Book 1069, Page 729 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, South 29 degrees 30 minutes 51 seconds West 80.63 feet to an iron rod (new); Thence, with the easterly boundary line of the IHCP, Inc. property, recorded as Instrument No. 20040116-0007094 in said Register's Office, North 53 degrees 20 minutes 27 seconds West 494.63 feet to an iron rod (new); Thence, with said IHCP, Inc.'s northerly boundary line, South 65 degrees 33 minutes 43 seconds West 396.16 feet to an iron rod (new); Thence, severing the Rivergate Partner's property, of record as Instrument No. 200206070069838 in said Register's Office, as follows; North 24 degrees 23 minutes 22 seconds West 621.64 feet to an iron rod (new), South 77 degrees 58 minutes 49 seconds West 71.66 feet to the center of a firewall between two buildings; Thence, continuing to sever said Rivergate Partners property with the center of said firewall, South 65 degrees 36 minutes 38 seconds West 62.55 feet; Thence, continuing to sever said Rivergate Partners property as follows: South 86 degrees 52 minutes 06 seconds West 56.39 feet to an iron rod (new), North 24 degrees 23 minutes 22 second West 475.94 feet to an iron rod (new), North 65 degrees 36 minutes 38 seconds East 657.13 feet to the westerly boundary line of Lot 1 on the plan of Laemmle Subdivision, of record in Plat Book 8250, Page 639 in said Register's Office; Thence with said boundary line and continuing with the westerly boundary lines of Lot 2 on the plan of Laemmle-Janson Subdivision, of record as Instrument No. 20001221-0125099, Lots 1 and 1A on the plan of the Resubdivision of Lot 1 Laemmle-Janson Subdivision, of record as Instrument No. 20030602- 0074362, in said Register's Office, and said Willamette Industries, Inc. property, South 24 degrees 22 minutes 48 seconds East 1104.58 feet to an iron rod (old); Thence, with said Willamette Industries, Inc.'s westerly boundary line, South 53 degrees 20 minutes 27 seconds East 472.86 feet to the Beginning containing 15.25 acres or 664,290 square feet, more or less.

TRACT 2:

Land situated in the 10th Councilmanic District of Nashville, Davidson County Tennessee and being a portion of Parcel 128.00 on Davidson County Tax Map 34-1 and being more particularly described as follows;

Beginning an existing iron pin in the northeast corner of Marangoni Tread North America, Inc of record in Instrument No. 2000821-0103035, Register's Office for Davidson County, Tennessee;
Thence, with the easterly line of Marangoni Tread North America, Inc. South 24°23'22" East, a distance of 10.00 feet to a P.K. nail (set);
Thence, with new severance lines for the next two (2) courses and distances:
Thence, South 65°35'25" West, a distance of 245.91 feet to a P.K. nail (set);
Thence, North 24°26'04" West, a distance of 10.00 feet to a P.K, nail (set) in the northerly line of Marangoni Tread North America, Inc.;
Thence, with the north line of Marangoni Tread North America, Inc. North 65°35' 25" East, a distance of 245.92 feet to the point of beginning, Containing 2,458.6 Square Feet or 0.06 of an Acre, more or less.

INCLUDED in this conveyance are the easements described in Instrument 20020607-0069831 and Instrument 20070918-0111611, Register's Office for Davidson County, Tennessee.
The source of the Trustor's title to the aforedescribed property was a Special Warranty Deed/Quitclaim Deed recorded as Instrument No. 202001060001589 in the Register's Office of Davidson County, TN.

Being the same property conveyed to BIP III (MADISON) LLC, a Delaware limited liability company, by Special Warranty Deed from ABP TN (Madison) LLC, a Delaware limited liability company, dated December 31, 2019, and recorded January 6, 2020 as Instrument Number 20200106-0001589 in the Register's Office for Davidson County, Tennessee.

Being the same property as additionally described as-surveyed by Blew & Associates, PA as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LAND IN NASHVILLE, SECOND CIVIL DISTRICT, TENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED WEST OF MYATT DRIVE AND EAST OF GALLATIN PIKE BEING A PORTION OF PROPERTY CONVEYED TO RIVERGATE PARTNERS, BY DEED OF RECORD IN INSTRUMENT NO. 200206070069838, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND LAND SITUATED IN THE 10TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE AND BEING A PORTION OF PARCEL 128.00 ON DAVIDSON COUNTY TAX MAP 34-1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT FOUND 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF EDENWOLD ROAD (WIDTH VARIES) AT ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE WILLAMETTE INDUSTRIES, INC. PROPERTY, OF RECORD IN DEED BOOK 10619, PAGE 729 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 29 DEGREES 27 MINUTES 10 SECONDS WEST 80.62 FEET TO A FOUND 5/8" REBAR; THENCE, WITH THE

EASTERLY BOUNDARY LINE OF THE IHCP, INC. PROPERTY, RECORDED AS INSTRUMENT NO. 200401160007094 IN SAID REGISTER'S OFFICE, NORTH 53 DEGREES 16 MINUTES 20 SECONDS WEST 494.63 FEET TO A FOUND 5/8" REBAR; THENCE, WITH SAID IHCP, INC.'S NORTHERLY BOUNDARY LINE, SOUTH 65 DEGREES 37 MINUTES 29 SECONDS WEST 396.16 FEET TO A FOUND MAG-NAIL; THENCE, SEVERING THE RIVERGATE PARTNER'S PROPERTY, OF RECORD AS INSTRUMENT NO. 200206070069838 IN SAID REGISTER'S OFFICE, AS FOLLOWS; NORTH 24 DEGREES 21 MINUTES 01 SECONDS WEST 621.61 FEET TO A FOUND 5/8" REBAR; THENCE, SOUTH 78 DEGREES 31 MINUTES 23 SECONDS WEST 71.66 FEET TO THE CENTER OF A FIREWALL BETWEEN TWO BUILDINGS; THENCE, CONTINUING TO SEVER SAID RIVERGATE PARTNERS PROPERTY WITH THE CENTER OF SAID FIREWALL, SOUTH 65 DEGREES 04 MINUTES 19 SECONDS WEST 62.55 FEET; THENCE, CONTINUING TO SEVER SAID RIVERGATE PARTNERS PROPERTY AS FOLLOWS: SOUTH 86 DEGREES 54 MINUTES 44 SECONDS WEST 56.39 FEET TO A FOUND 5/8" REBAR WITH A BUSTED CAP; THENCE, NORTH 24 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 29.08 FEET TO A POINT; THENCE, SOUTH 65 DEGREES 37 MINUTES 28 SECONDS WEST A DISTANCE OF 245.91 FEET TO A POINT; THENCE, NORTH 24 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE, NORTH 65 DEGREES 37 MINUTES 27 SECONDS EAST A DISTANCE OF 245.95' TO A FOUND 5/8" REBAR WITH BUSTED CAP, BEING AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF MARANGONI TREAD NORTH AMERICA, INC. OF RECORD IN INSTRUMENT NO. 200608210103035, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, NORTH 24 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 436.87 FEET TO A FOUND 5/8" REBAR; THENCE, NORTH 65 DEGREES 39 MINUTES 01 SECONDS EAST 657.28 FEET TO A FOUND 5/8" REBAR, BEING THE WESTERLY BOUNDARY LINE OF LOT 1 ON THE PLAN OF LAEMMLE SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 639 IN SAID REGISTER'S OFFICE; THENCE, WITH SAID BOUNDARY LINE AND CONTINUING WITH THE WESTERLY BOUNDARY LINES OF LOT 2 ON THE PLAN OF LAEMMLE JANSON SUBDIVISION, OF RECORD AS INSTRUMENT NO. 200012210125099, LOTS 1 AND 1A ON THE PLAN OF THE RESUBDIVISION OF LOT 1 LAEMMLE-JANSON SUBDIVISION, OF RECORD AS INSTRUMENT NO. 200306020074362, IN SAID REGISTER'S OFFICE, AND SAID WILLAMETTE INDUSTRIES, INC. PROPERTY, SOUTH 24 DEGREES 26 MINUTES 56 SECONDS EAST 1103.88 FEET TO A FOUND CAPPED 5/8" REBAR INSCRIBED "CEC INC."; THENCE, WITH SAID WILLAMETTE INDUSTRIES, INC.'S WESTERLY BOUNDARY LINE, SOUTH 52 DEGREES 58 MINUTES 19 SECONDS EAST 472.33 FEET TO THE BEGINNING.

Tennessee Certification of Electronic Document

I, Lauren Ogino, 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 February 25, 2022 (date of document).

Affiant's Signature

February 25, 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 25 day of February, 2022.

MELODIE JONES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 575934
Expires December 29, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12/29/23

NOTARY'S SEAL