Karen Johnson Davidson County
Batch# 836319 DEEDWARRSP
04/08/2022 08:48:30 AM 7 pgs
Fees: $38.00 Taxes: $80,732.51
20220408-0040856

Prepared by and Return to:	New Property Owner and Address: EWA NASHVILLE 110 OWNER, LLC 500 East Morehead Street, Suite 350 Charlotte, NC 28202	Mail Tax Bills to: New Property Owner	Map-Tax Parcel No(s).: 121-11-A-007.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of April 01, 2022, by and between **AIRPARK PROPERTY LLC**, a Delaware limited liability company ("Grantor") and **EWA NASHVILLE 110 OWNER, LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Pages Follow]

[First Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

AIRPARK PROPERTY LLC,
a Delaware limited liability company

By: BIG Airpark LLC,
an Illinois limited liability company,
its Managing Member

By: _____
Name: Ryan Montes
Title: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, Samuel A. Mandarino, a Notary Public of said County and State, personally appeared Ryan Montes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized to execute the instrument on behalf of **AIRPARK PROPERTY LLC**, a Delaware limited liability company (the "Company"), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing on the Company's behalf.

Witness my hand, at office, this 31 day of March 2022.

_____
Notary Public

My Commission Expires:

_____

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

23961558.2

[Third Signature Page to Special Warranty Deed]

AFFIDAVIT OF VALUE

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 Twenty-One Million Eight Hundred Nineteen Thousand Five Hundred Ninety-Six and No/100s Dollars ($21,819,596.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria D. Mabin, Affiant

Subscribed and sworn to before me this 01 day of April, 2022.

Notary Public

My Commission Expires: 03/16/2024

MARINA GARZA
Notary Public, State of Texas
Comm. Expires 03-16-2024
Notary ID 126273245

23961558.2

EXHIBIT "A"

TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

BEING LOT 3B ON THE REVISION ONE RESUBDIVISION PLAT OF LOT 3B AIRPARK EAST, PHASE 1-A, AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 202107220098370, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AIRPARK PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM TURNER SMSG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND TSRP 10003 LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202104010042760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

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

2. All matters shown on plats of record in Instrument No. 201710040102056 and Instrument No. 20211072200998370, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East, by Duke Realty Limited Partnership, an Indiana limited partnership, of record in Instrument No. 200111150125662; as affected by First Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East in Instrument No. 200801090002825; Variance and Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East in Instrument No. 200908250080146; Third Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East in Instrument No. 201912230132622, in the Register's Office of Davidson County, Tennessee; Fourth Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Airpark East in Instrument No. 20201006-0115619, in the Register's Office of Davidson County, Tennessee; Fifth Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East in Instrument No. 2021031000031407, in the Register's Office of Davidson County, Tennessee; and Fifth Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for AirPark East in Instrument No. 202104010042761, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Solomon Airpark LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200909080083697, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Solomon Airpark LLC (Gregg G. Turner, as President) and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200909170086562, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Solomon TMH LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 201109300075892, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Solomon TMH, LLC, of record in Instrument No. 201709010090247, in the Register's Office of Davidson County, Tennessee.

8. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Lisa Ray, 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 correct copy of the original document executed and authenticated according to law on April 1, 2022.

Affiant Signature

Date: April 1, 2022

State of Colorado

County of Denver

Sworn to and subscribed before me this 01 day of April, 2022.

MARLA D MABIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194022884
My Commission Expires June 17, 2023

Notary's Seal

Notary's Signature
Marla D. Mabin

My Commission Expires: June 17, 2023

Date: 04/01/2022