Karen Johnson Davidson County
Batch# 846031 DEEDWARRSP
04/27/2022 08:18:30 AM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20220427-0048221

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $9,000,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC
BRANDY GOMAZ
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5 / 5 / 25

This instrument prepared by:

The Chase Law Group
1447 York Road, Suite 505
Lutherville, Maryland 21093
Todd Chase, Esq.

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Exeter 556 Metroplex, L.P. Five Radnor Corporate Cener 100 Matsonford Road, Suite 250 Radnor, PA 19087	Exeter 556 Metroplex, L.P. Five Radnor Corporate Cener 100 Matsonford Road, Suite 250 Radnor, PA 19087	Map: 134 Parcel: 237

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 556 METROPLEX DRIVE, L.L.C., a Mississippi limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto and EXETER 556 METROPLEX, L.P., a Delaware limited partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee as more particularly described on Exhibit "A" attached hereto (the "**Property**").

Said Property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below

GRANTOR:

556 METROPLEX DRIVE, L.L.C.
a Mississippi limited liability company

By: StateStreet Group Development, L.L.C.
Its: Manager

By: _____
Name: John K. Ditto, III
Its: Manager

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John K. Ditto, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of StateStreet Group Development, L.L.C., a Mississippi limited liability company, the Manager of **556 METROPLEX DRIVE, L.L.C.**, a Mississippi limited liability company, the within named bargainor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 19th day of April, 2022.

_____
Notary Public

My Commission Expires: 1/6/2025



EXHIBIT A

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED ON THE NORTHEASTERLY MARGIN OF METROPLEX DRIVE BEING LOT NO. 4 AS SHOWN ON THE PLAT OF METROPLEX OF RECORD IN BOOK 5200, PAGE 308, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF A CUL-DE-SAC AT THE TERMINUS OF METROPLEX DRIVE, SAID POINT BEING THE SOUTHWESTERN CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEASTERLY CORNER OF LOT NO. 5 OF PREVIOUSLY REFERENCED PLAT;

THENCE, LEAVING SAID CUL-DE-SAC WITH THE EASTERLY LINE OF LOT NO. 5 BELONGING TO METROPLEX 1984 WAREHOUSE, LTD. OF RECORD IN DEED BOOK 6461, PAGE 351, R.O.D.C., N 12°18'00" E, 285.51 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CSX RAILROAD;

THENCE, WITH SAID MARGIN, S 77°42'00" E, 427.00 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN, WITH THE WEST LINE OF LASZLO N. TAUBER, M.D. OF RECORD IN DEED BOOK 7739, PAGE 40, R.O.D.C., BEING LOT NO. 11 OF SECTION ELEVEN, METROPLEX, OF RECORD IN PLAT BOOK 6900, PAGE 362, R.O.D.C., S 12°18'00" W, 325.00 FEET TO A POINT;

THENCE, S 57°05'09" W, 177.83 FEET TO A POINT IN THE EASTERLY MARGIN OF METROPLEX DRIVE;

THENCE, WITH SAID MARGIN AND A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 14°03'14", A RADIUS OF 402.50 FEET AND A CHORD OF N 47°33'23" W, 98.48 FEET FOR AN ARC LENGTH OF 98.73 FEET TO A POINT;

THENCE, N 54°35'00" W, 129.86 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 41°24'21", A RADIUS OF 60.00 FEET AND A CHORD OF N 33°52'50" W, 42.42 FEET FOR AN ARC LENGTH OF 43.36 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 78°05'05", A RADIUS OF 60.00 FEET AND A CHORD OF N 49°20'59" W, 75.59 FEET FOR AN ARC LENGTH OF 81.77 FEET TO THE POINT OF BEGINNING, CONTAINING 159,573 SQUARE FEET OR 3.66 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE ALTA/ACSM SITE IMPROVEMENT LOCATION SURVEY, DATED JUNE 29, 1998, AS REVISED SEPTEMBER 25, 1998, PREPARED BY WILLIAM C. COCKRILL, TENNESSEE NO. 1401, CRAWFORD LAND SURVEYORS P.C., 1929 21" AVENUE, SOUTH, NASHVILLE, TENNESSEE 37212.

BEING THE SAME PROPERTY CONVEYED TO 556 METROPLEX DRIVE, L.L.C., A MISSISSIPPI LIMITED LIABILITY COMPANY, BY DEEDS OF RECORD IN INSTRUMENT NO. 20180302-0019809 AND INSTRUMENT NO. 20180302-0019808, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants in possession.

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

3. Any and all matters that would be disclosed by an accurate survey of the Property.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. All matters shown on plat of record in Book 5200, Page 308, in the Register's Office of Davidson County, Tennessee.

6. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

7. Possible rights of CXS Railroad to increase its right-of-way to the full extent of its charter.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 April 19,2022 (date of document).

Affiant Signature

April 19, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY