Karen Johnson Davidson County
Batch# 849698 DEEDWARRSP
05/02/2022 02:06:30 PM 6 pgs
Fees: $33.00 Taxes: $37,740.00
20220502-0050817

Special Warranty Deed

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BLNL TN 575 BRICK CHURCH LLC c/o Bridge Investment Group 280 Park Avenue, 28th Floor West New York, New York 10017	Map/Parcel Nos.: 060-00-0-096.00	BLNL TN 575 BRICK CHURCH LLC c/o Bridge Investment Group 280 Park Avenue, 28th Floor West New York, New York 10017 New Owner
This instrument prepared by: Adam E. Berman, Mason, Wenk & Berman, L.L.C., 630 Dundee Rd. Suite 220, Northbrook, IL 60062		
AFTER RECORDING RETURN TO: Blank Rome LLP 1825 Eye Street NW Washington, DC 200006 Attn: Jason R. Eig, Esq.		

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of April, 2022, by and between **NRF IX - NASHVILLE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **BLNL TN 575 BRICK CHURCH LLC**, a Delaware limited liability company (hereinafter referred to as "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, Grantee's successors and assigns, 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").

STATE OF Virginia)
COUNTY OF Arlington)

The actual consideration or value, whichever is greater, for this transfer is $10,200,000.00.

Brandon Flickinger
Affiant

Subscribed and sworn to before me this 30 day of March, 2022.

Ashlee Johnson
Commonwealth of Virginia
Notary Public
Commission No. 7852734
My Commission Expires 07/31/2025

Notary Public

My Commission Expires: July 31, 2025

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

Subject only to and except for the Permitted Exceptions listed in Exhibit B attached hereto and incorporated herein by reference, Grantor covenants with Grantee 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, and that it will warrant and forever defend title to the Real Estate 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 page follows]

[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.

NRF IX - NASHVILLE, LLC,
a Delaware limited liability company

By: NRF IX Manager, LLC, a Delaware limited liability company, its manager

By: _____
Andrew S. Hochberg, Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew S. Hochberg, 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 NRF IX Manager, LLC, a Delaware limited liability company, the Manager of the within named Grantor, and that he, as such Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Manager.

WITNESS my hand, at office, this 28th day of March, 2022.

_____
Notary Public

My Commission Expires:

11/13/23

JOCELYN DONNELLY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 13, 2023

EXHIBIT A
LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Re-Subdivision of Lot 12, Brick Church Business Park, Phase Two of record in Plat Book 8250, Page 234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NRF IX-Nashville, LLC, a Delaware limited liability company by Special Warranty Deed from Music City Building Venture LLC, an Illinois limited liability company, of record in Instrument No. 20170929-0100113 Register's Office for Davidson County, Tennessee, dated September 20, 2017, and recorded on September 29, 2017.

Map/Parcel Nos.: 060-00-0-096.00

Property Address: 575 Brick Church Park Drive, Nashville, TN 37207

EXHIBIT B
PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 8250, Page 234, Register's Office for Davidson County, Tennessee: (for reference only: shown and/or described on the Survey):

   a. Anchor easements.

3. Setback restrictions contained in Restrictive Covenants of record in Book 9338, Page 19, Register's Office for Davidson County, Tennessee. (for reference only: shown and/or described on the Survey).

4. Terms and provisions of unrecorded Lease dated November 14, 2005, by and between NRF IX - Nashville, LLC, a Delaware limited liability company, Landlord, and Fiserv Solutions, LLC, a Wisconsin limited liability company, Tenant

5. Matters shown on ALTA/NSPS Land Title Survey by Robert D. Sanders Jr., Tennessee RLS No. 1889 of S&ME, Inc., dated March 21, 2022, Job No. 22470048 (the "Survey"):

   a) meandering fence line
   b) Drainage structures crossing over the property line.
   c) overhead power lines, sanitary sewer lines, storm sewer liens, water lines, gas lines without apparent easement.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 4-11-2022 (date of document).

Affiant Signature

4-11-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY