Karen Johnson Davidson County
Batch# 871822 DEEDWARRSP
06/15/2022 11:49:12 AM 5 pgs
Fees: $28.00 Taxes: $77,700.00
20220615-0068400

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:

3200 Park Drive, LLC
c/o C.B. Ragland Company
222 Second Avenue South
Suite 1930
Nashville, TN 37201

SEND TAX BILL TO:

Same

MAP-PARCEL:

104-020-216.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BLUECROSS BLUESHIELD OF TENNESSEE, INC.**, a Tennessee not-for-profit corporation (f/k/a Blue Cross and Blue Shield of Tennessee) (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **3200 PARK DRIVE, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to wit:

[See Exhibit A attached hereto]

This is improved property located at 3200 Park Drive and 3110 Hillcrest Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, but excluding those matters shown on Exhibit B.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2022.

BLUECROSS BLUESHIELD OF TENNESSEE, INC.,
a not-for-profit corporation

By: Roy D. Vaughn
Name: Roy D. Vaughn.
Title: SVP, Chief HR officer

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Roy D. Vaughn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the SVP & CHRO of BlueCross BlueShield of Tennessee, Inc., a Tennessee not-for-profit corporation, and that he/she as such SVP & CHRO, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such SVP & CHRO.

WITNESS my hand and official seal at 3:24 p.m., Hamilton County, Tennessee, this 9 day of June, 2022.

MIRIAM B. BLUM
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 11-13-2023

Miriam B. Blum
Notary Public

My Commission Expires: 11-13-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,000,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2022.

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: July 3, 2023

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2-A AND LOT NOS. 148 AND 149 ON THE REVISED MAP OF WEST END PARK, AS OF RECORD IN BOOK 421, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE EASTERLY 75.85 FEET OF LOT NO. 38 AND THE WESTERLY 24.15 FEET OF LOT NO. 37 ON THE MAP OF WEST END PARK, AS OF RECORD IN BOOK 161, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAPS REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BLUE CROSS AND BLUE SHIELD OF TENNESSEE BY DEED OF RECORD IN BOOK 8389, PAGE 145 AND IN BOOK 8389, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Exceptions

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

2. All matters shown on plat(s) of record in Plat Book 161, Page 47 and Plat Book 421, Page 82 to 83, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement and Declaration of Restrictive Covenants, by Norman W. Ginsberg, a resident of Davidson County, Tennessee; Darlene B. Ginsberg, Elizabeth G. Tannenbaum, Betty G. Richardson, and Karen Jane Ginsberg, as tenants in common; The 3322 West End Avenue Limited Partnership, a Tennessee limited partnership; 3310 West End Avenue Associates, a Tennessee general partnership; Nelson C. Andrews and Lee F. Noel, residents of Davidson County, Tennessee, as tenants in common; Al-Haddad Properties and Management Group, a Tennessee general partnership; Executive Plaza, a Tennessee limited partnership, and One American Center Associates, a Tennessee limited partnership, of record in Book 7358, Page 1, in the Register's Office of Davidson County, Tennessee.

4. Mortgage Security Agreement and Fixture Filing executed by HQ Global Workplaces, Inc., a Delaware corporation to BNP Paribas, Trustee, for the benefit of L/C Secured Parties, of record in Instrument No. 200312030173938, in the Register's Office of Davidson County, Tennessee.

5. Assignment of Rents and Leases executed by HQ Global Workplaces, Inc., a Delaware corporation, Assignor, to L/C Secured Parties, Assignee, of record in Instrument No. 200312030173939, in the Register's Office of Davidson County, Tennessee.

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

7. Matters which would be shown by a complete and accurate survey of the property.