Karen Johnson Davidson County
Batch# 872553 DEEDWARRSP
06/16/2022 10:27:18 AM 6 pgs
Fees: $33.00 Taxes: $30,525.00
20220616-0068916

SPECIAL WARRANTY DEED

FROM: Court Square Investments, LLC, **Grantor**

TO: 300 James Robertson Prop, LLC, **Grantee**

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s)

300 James Robertson Prop, LLC
c/o Wheelock Street Capital
660 Steamboat Road, 3rd Floor
Greenwich, CT 06830

Name and Address of the Person or Entity Responsible For the Payment of Real Property Taxes (New Owner-see address to left)

Map-Parcel Numbers as Follows:

Map 093-02, Parcel 009

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Eight Million Two Hundred Fifty Thousand and No/100 Dollars ($8,250,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 2022.

Notary Public

My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
04/03/2023
DAVIDSON COUNTY

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 are hereby acknowledged, Court Square Investments, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 300 James Robertson Prop, LLC, a Delaware limited liability company ("Grantee"), its successors and

assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 300 James Robertson Parkway, Nashville, TN 37201.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 14 day of June, 2022.

COURT SQUARE INVESTMENTS, LLC

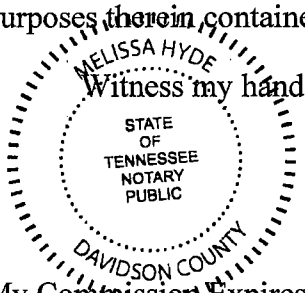
By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melissa Hyde, a Notary Public of said County and State, personally appeared Preston Davis Adams, 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 President of COURT SQUARE INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 14 day of June, 2022.



Melissa Hyde
Notary Public

My Commission Expires: 9/8/25

EXHIBIT A

Property Description

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

A CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PARCEL C(D) ON THE PLAN OF THE RESUBDIVISION OF PARCELS C(A) AND C, OF THE CAPITOL HILL REDEVELOPMENT PROJECT, AS OF RECORD IN BOOK 3500, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF THIRD AVENUE NORTH, AT THE COMMON CORNER OF PARCEL C(C) AND C(D);

THENCE, WITH THE MARGIN OF SAID AVENUE, SOUTHERLY 142.00 FEET TO A POINT AT THE BEGINNING OF A CURVE;

THENCE, AROUND SAID CURVE, SOUTHWESTERLY 25.24 FEET TO A POINT IN THE NORTHERLY MARGIN OF JAMES ROBERTSON PARKWAY; THENCE, WITH THE MARGIN OF THE SAME, NORTHWESTERLY AROUND A CURVE, 277.68 FEET TO THE CORNER OF PARCEL C(C);

THENCE, WITH THE LINE BETWEEN PARCELS C(C) AND C(D), NORTH 65° 21' EAST 225.75 FEET TO THE POINT OF BEGINNING; and

BEING THE SAME PROPERTY CONVEYED TO QUIDDITCH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM COURT SQUARE ASSOCIATION, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201402130012882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID QUIDDITCH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY HAVING SINCE MERGED INTO AND BECOME KNOWN AS COURT SQUARE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS EVIDENCED BY ACKNOWLEDGMENT OF MERGER IN INSTRUMENT NO. 201811290116473, SAID REGISTER'S OFFICE.

EXHIBIT B

Encumbrances

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

2. All matters shown on plat(s) of record in Book 3500, Page 109, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Capitol Hill Redevelopment Project, by The Nashville Housing Authority, Nashville, Tennessee, a public body and a body corporate and politic, created under the provisions of the "Housing Authorities Law" of Tennessee, of record in Book 2735, Page 473; as affected by First Amendment to Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Capitol Hill Redevelopment Project in Instrument No. 200701220008939, in the Register's Office of Davidson County, Tennessee.

4. Matters contained in Deed of record in Book 3833, Page 849; as affected by Certificate of Compliance in Book 4011, Page 517, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Covenant, by and between Court Square Associates, Inc., a Tennessee corporation and NABCO, Inc., a Tennessee corporation, of record in Book 4056, Page 890, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Court Square Association and Bellsouth Mobility LLC, a Georgia limited liability company d/b/a Cingular Wireless, of record in Instrument No. 200501100003818; as affected by First Amendment to Memorandum of Lease in Instrument No. 201604210038741, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Easement and Assignment of Lease Agreement, by and between Court Square Investments, LLC, a Tennessee limited liability company, successor by merger to Quidditch Investments, LLC and Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, of record in Instrument No. 201901090002521; as affected by Assignment of Easement and Assignment of Lease Agreement in Instrument No. 201901170004829, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Memorandum of Building and Rooftop Lease Agreement, by and between Court Square Investments, LLC, successor by merger to Quidditch Investments, LLC, a Tennessee limited liability company and Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, of record in Instrument No. 201902080012366, in the Register's Office of Davidson County, Tennessee.

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

10. Rights of parties in possession, as tenants only, without rights of first refusal, and specifically described on the certified rent roll delivered by Grantor to Grantee on the date hereof.

11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Patrick S. Coode, Tenn. R.L.S. # 855, Patrick Coode and Company, LLC on May 12, 2022, designated Project No. 214-009-3: (i) Building overhang extends beyond the minimum building setback line; (ii) gas meter protection along the northern boundary of the Land; and (iii) pipe protection along the northern boundary of the land.