(2)

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
IV5 733 Massman Drive LLC c/o Brookfield Property Group 250 Vesey Street, 15th Floor New York, New York 10281	106-04-0-019.00	Same as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of June, 2022 by and between **AVOCAT PROPCO LLC**, a Tennessee limited liability company ("***Grantor***") and **IV5 733 MASSMAN DRIVE 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 of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, Grantee's representatives, successors and assigns, all of its interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***"). This is improved property located at 733 Massman Drive, Nashville, Davidson County, Tennessee 37210.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Karen Johnson Davidson County
Batch# 882621 DEEDWARRSP
06/30/2022 03:36:46 PM 4 pgs
Fees: $23.00 Taxes: $31,820.00

20220630-0076270

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ $8,600,000.00.

Affiant

MILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Subscribed and sworn to before me this 29th day of June, 2022.

Notary Public
My Commission Expires: 7-3-2023

IN WITNESS WHEREOF the execution of this Special Warranty Deed by Grantor as of the day and year first above written.

AVOCAT PROPCO LLC,
a Tennessee limited liability company

By: _____
Name: Matt Campagni
Title: Authorized Representative

STATE OF TN
COUNTY OF Putnam

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Campagni, 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 Authorized Representative of AVOCAT PROPCO LLC, a Tennessee limited liability company, the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Representative.

Witness my hand and seal this 26 day of June, 2022.

_____
Notary Public
My commission expires: 02-25-23

ELIZABETH SOFIA
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land located in Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 34 as shown on the plan of Section 27, Metropolitan Industrial Park as of record in Book 4470, Page 45, R.O.D.C. and being more particularly described according to a survey made by Bruce Rainey & Associated, dated August 20, 1992, as follows:

Beginning at a point in the northerly margin of Massman Drive, said point being 1,200.76 feet northeasterly from Elm Hill Pike; thence, leaving said northerly margin N 55 degrees 14 minutes W, 707.86 feet to a point in the centerline of Mill Creek; thence, with said centerline N 18 degrees 48 minutes E, 210.00 feet to a point; thence, continuing with said centerline N 67 degrees 19 minutes E, 234.63 feet to a point; thence S 55 degrees 14 minutes E 639.91 feet to a point in the northerly margin of Massman Drive; thence with said margin S 34 degrees 46 minutes W, 400.00 feet to the point of beginning, containing 287,970 square feet or 6.61 acres, more or less.

Being the same property conveyed to Avocat Propco LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument Number 20220630-0076269, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes for the year 2022, a lien not yet due and payable, subject to apportionment as provided in the Agreement.

2. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 45, Register's Office for Davidson County, Tennessee.

3. Restrictions and Easements in Book 4214, Page 851, and made applicable by Book 4513, Page 790, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Public Right-of-way recorded in 20191108-0115664 Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and systems Recorded 20190911-0091851 Register's Office for Davidson County, Tennessee.

6. Water (Riparian Rights) of record - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Mill Creek without diminution or pollution and the consequence of any past or future change in the location of Mill Creek; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Mill Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

7. Subject to the flow of any creeks, streams, or branches across subject property.

8. Rights of the tenant, as tenant only, without any option or right of first refusal, under that certain Lease Agreement dated March 28, 2013, by and between Avocat Properties LLC (as successor-in-interest to Southeastern Freight Lines, Inc., a South Carolina corporation), as lessor, and Comtrak Logistics, Inc., a Delaware corporation, as predecessor-in-interest to Hub Group Inc., a Delaware corporation, as Tenant, as amended by that certain First Amendment to Lease Agreement dated May 1, 2016, and as further amended by that certain Second Amendment to Lease Agreement dated May 1, 2019, as the same may have been renewed, extended, amended and otherwise modified.