This Instrument Prepared By:
Morris, Manning & Martin, LLP
3343 Peachtree Road, NE, Suite 1600
Atlanta, GA 30326
Attention: Mack A. Block, Esq.

Karen Johnson Davidson County
Batch# 905378 DEEDWARRSP
08/18/2022 03:17:30 PM 6 pgs
Fees: $33.00 Taxes: $119,325.00
20220818-0093815

NCS 1134453

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Forum Woodlawn LLC 1033 Demonbreun Street, Suite 600 Nashville, TN 37203	Same
Map & Parcel No.: 07016002100	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **ALBANY ROAD-METROCENTER PLAZA LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **FORUM WOODLAWN LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

This is improved property known as The Forum at Athens Way, located at 210 & 220 Athens Way, Nashville, Davidson County, Tennessee 37228.

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.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND 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, subject however to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of August, 2022.

ALBANY ROAD-METROCENTER PLAZA LLC,
a Delaware limited liability company

By: Albany Road REF II Property Manager LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Christopher J. Knisley
Title: President

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF SUFFOLK)

Personally appeared before me, Toni Ellegood, a Notary Public in and for said County and Commonwealth, Christopher J. Knisley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Albany Road REF II Property Manager LLC, a Delaware limited liability company, the Manager of Albany Road-~~Hurstbourne Park & Place~~ Metrocenter Plaza LLC, a Delaware limited liability company the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 4 day of August, 2022.

Toni Ellegood
NOTARY PUBLIC

My Commission Expires: 8/16/2024

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

15213937 v3

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $32,250,000.

AFFIANT: **Jacquelyn A. Caroe**

Subscribed and sworn to before me this 8th day of August 2022.

NOTARY PUBLIC

My Commission Expires:
6/9/2026

RENAYE S OHANESIAN NOTARY PUBLIC EXP. JUNE 9, 2026 CHEROKEE COUNTY, GA

15213937 v4

EXHIBIT A
DESCRIPTION OF LAND

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT 1, ON THE PLAN OF METROCENTER TRACT 9, SECTION NINETEEN, RESUBDIVISION OF PART OF BLOCK "D" OF RECORD IN PLAT BOOK 5800, PAGE 341, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL 2:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN DEED OF DECLARATION OF EASEMENTS OF RECORD IN BOOK 6340, PAGE 307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 3:

EASEMENT(S) AND OTHER RIGHTS BENEFITING TRACT 1 CONTAINED IN DECLARATION OF AGREEMENTS, CHARGES, ASSESSMENTS AND LIENS FOR METROCENTER BUSINESS PARK, BY METROCENTER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK 7487, PAGE 954, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 4:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN PARKING EASEMENT, BY ALBANY ROAD-METROCENTER PLAZA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201904300039641, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING INTENDED TO BE THE SAME PROPERTY CONVEYED TO ALBANY ROAD-METROCENTER PLAZA LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM IPC METROCENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEEDS OF RECORD IN INSTRUMENT NO. 200606090069071 AND INSTRUMENT NO. 20181101-0108314, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED EXCEPTIONS

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 5800, Page 341, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Pad Mounted Switch Easement, by and between Robert C. H. Matthews, Jr. and Metropolitan Government, acting by and through the Electric Power Board of the said Government, of record in Book 5229, Page 476, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Pad Mounted Switch Easement, by and between Robert C. H. Matthews, Jr. and Metropolitan Government, acting by and through the Electric Power Board of the said Government, of record in Book 5418, Page 466, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Deed of Declaration of Easements, by Amherst Plaza I, Inc., a Delaware corporation, of record in Book 6340, Page 307, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, by Metrocenter Properties, a Tennessee general partnership, of record in Book 7487, Page 954, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Assignment and Assumption of Master Rooftop Lease Agreement, by and between Global Tower Assets, LLC, a Delaware limited liability company and GTP Structures I, LLC, a Delaware limited liability company, of record in Instrument No. 201212270119368, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Assignment and Assumption of Master Rooftop Lease Agreement, by and between Global Tower Assets, LLC, a Delaware limited liability company and GTP Structures I, LLC, a Delaware limited liability company, of record in Instrument No. 201212270119495, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Assignment and Assumption of Master Rooftop Lease Agreement, by and between Global Tower Assets, LLC, a Delaware limited liability company and GTP Structures I, LLC, a Delaware limited liability company, of record in Instrument No. 201303110023594, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Declaration of Parking Easement, by Albany Road-Metrocenter Plaza LLC, a Delaware limited liability company, of record in Instrument No. 201904300039641, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 August 9, 2022 (date of document).

Heather R Townsend
Affiant Signature

August 9, 2022
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9 day of August, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL

