Karen Johnson Davidson County
Batch# 909479 DEEDWARRSP
08/29/2022 03:09:53 PM 8 pgs
Fees: $43.00 Taxes: $212,903.49
20220829-0097425

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SL7 NASHVILLE INDUSTRIAL, LP c/o Stonelake Capital Partners Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758	07200001200 07200001800	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SPACE PARK REALTY PARTNERS JV, LLC**, a Tennessee limited liability company, as to an eighty-three and 76/100 percent (83.76%) interest, **PEH STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to an eight and 12/100 percent (8.12%) interest, and **LEZ STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to an eight and 12/100 percent (8.12%) interest (collectively, "Grantor"), have bargained and sold, and by these presents transfer and convey, to **SL7 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership ("Grantee"), Grantee's successors and assigns, the real property located in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by references (the "Property").

This conveyance of the Property is made subject only to those matters shown on **Exhibit B**, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

The Property is improved real estate located at 3301, 3310, 3311, 3201 and 3500 Ambrose Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has the right to sell and convey the same and that the Property is free from all

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $57,541,482.70.

Affiant

Subscribed and sworn to before me this 26th day of August, 2022.

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

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

[*Signature Pages to Follow*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of August 26, 2022.

SPACE PARK REALTY PARTNERS JV, LLC, a Tennessee limited liability company

By: _____

Name: David P. Crabtree

Title: President of BPI Crabtree Family Investments, LLC, which is the Manager of BPI Crabtree Family Investments II, LLC, which is the Managing Partner of the BPI Industrial Partners, which is the Majority Owner and Co-Managing Partner of Space Park Realty Partners II, which is the Manager of Space Park Realty Partners JV, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public for the county and state aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of BPI Crabtree Family Investments, LLC, which is the Manager of BPI Crabtree Family Investments II, LLC, which is the Managing Partner of the BPI Industrial Partners, which is the majority owner and Co-Managing Partner of Space Park Realty Partners II, which is the Manager of SPACE PARK REALTY PARTNERS JV, LLC, the within named bargainor, and that he as such President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of the Manager of the Managing Partner of the Majority Owner and Co-Managing Partner of the Manager of the bargainor.

WITNESS my hand, at office, this 24th day of August, 2022.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 07-07-2025

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of August 26, 2022.

PEH STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: _____

Name: H. Rodes Hart, Jr.

Title: Vice President of Joyce Management Co., Inc., which is the Manager of PEH Strategic Realty Partners, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DELSA J. CARTER, a Notary Public for the county and state aforesaid, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Joyce Management Co., Inc., which is the Manager of PEH STRATEGIC REALTY PARTNERS, LLC, the within named bargainor, and that he as such Vice President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of the Manager of the bargainor.

WITNESS my hand, at office, this 24th day of August, 2022.

Delsa J. Carter
NOTARY PUBLIC

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07-07-2025

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of August 26, 2022.

LEZ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: _____

Name: H. Rodes Hart, Jr.

Title: Vice President of Joyce Management Co., Inc., which is the Manager of LEZ Strategic Realty Partners, LLC

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Delsa J. Carter, a Notary Public for the county and state aforesaid, personally appeared H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Joyce Management Co., Inc., which is the Manager of LEZ STRATEGIC REALTY PARTNERS, LLC, the within named bargainor, and that he as such Vice President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President of the Manager of the bargainor.

WITNESS my hand, at office, this 24th day of August, 2022.

Delsa J. Carter
NOTARY PUBLIC

My Commission Expires: 07-07-2025

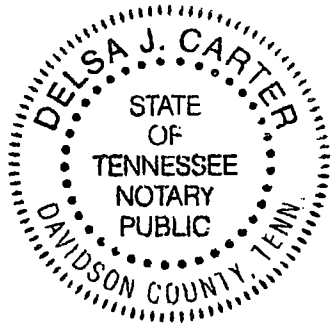


EXHIBIT A

Legal Description of the Property

Being a parcel of land situated in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Ambrose Avenue, being Lot No. 1 as shown on the Plan of First Addition, Space Park East, as of record in Book 4470, Page 53, Register's Office for Davidson County, Tennessee, and a part of property shown on the Plan of Space Park as of record in Book 3700, Page 137, said Register's Office, also being the property conveyed to Ervin M. Entrekin, Trustee, by deed of record in Book 5239, Page 64, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly margin of Ambrose Avenue, said point being northeasterly 1,998 feet, more or less, from Trinity Lane, said point also being the southeasterly corner of the property conveyed to AAA Industries by deed of record in Book 6539, Page 287, Register's Office for Davidson County, Tennessee and the southwesterly corner of Lot No. 1, First Addition, Space Park East, as of record in Book 4470, Page 53, said Register's Office;

Thence, leaving said northerly margin and with the easterly line of said AAA Industries property, north 04 degrees 47 minutes 00 seconds east, a distance of 257.33' to an iron pin set;

Thence, south 85 degrees 15 minutes 00 seconds east, a distance of 270.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 54.00' to an iron pin set;

Thence, south 03 degrees 17 minutes 00 seconds west, a distance of 180.00' to an iron pin set;

Thence, south 85 degrees 20 minutes 00 seconds east, a distance of 784.50' to an iron pin set;

Thence, north 02 degrees 41 minutes 00 seconds east, a distance of 26.10' to an iron pin set;

Thence, south 85 degrees 16 minutes 00 seconds east, a distance of 1015.20' to a point in the westerly margin of the CSX Transportation Railroad;

Thence, with said westerly margin of said railroad the following calls:

With a curve to the right 86.42 feet to a point, said curve having a central angle of 02 degrees 39 minutes 00 seconds, a radius of 1872.08', and a tangent of 43.22';

Thence, south 56 degrees 20 minutes 00 seconds west, a distance of 413.10' to a point;

Thence, with a curve to the left, 3686.23 feet to a point, said curve having a central angle of 07 degrees 16 minutes 00 seconds, a radius of 2902.93', and a tangent of 184.36';

Thence, north 78 degrees 20 minutes 00 seconds west, a distance of 350.10' to an iron pin set;

Thence, south 05 degrees 50 minutes 00 seconds west, to a point at the northeasterly corner of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 3316, Page 633, said Register's Office;

Thence, with the northerly line of said Metropolitan Government property north 85 degrees 08 minutes 00 seconds west, a distance of 845.45' to an iron pin set;

Thence, north 04 degrees 47 minutes 00 seconds east, a distance of 358.90' to an iron pin set in the southerly margin of Ambrose Avenue;

Thence, with said southerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, with a curve to the left 264.60 feet to a point in the northerly margin of Ambrose Avenue, said curve having a central angle of 252 degrees 40 minutes 21 seconds, radius of 60.00', and a tangent of 81.57';

Thence, with said northerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36 degrees 20 minutes 00 seconds, a radius of 120.00', and a tangent of 39.38';

Thence, continuing with said northerly margin north 63 degrees 35 minutes 00 seconds west, a distance of 218.90' to an iron pin set;

Thence, with a curve to the left having a central angle of 39 degrees 44 minutes 08 seconds, a radius of 125.00', and a tangent of 45.17' a distance of 86.69 feet, to the point of beginning, containing 21.42 acres more or less.

Included in the above but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the map entitled Subdivision of Sealy Space Park Subdivision No. 2013S-201-001 of record as Instrument No. 20131220-0128856, said Register's Office and being the same property conveyed to Paulo Products Company by deed of record in Instrument No. 20131227-0130486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to (i) Space Park Realty Partners JV, LLC, by deeds of record in Instrument Nos. 202103010025448, 202103010025449 and 202103010025450, (ii) PEH Strategic Realty Partners, LLC, by deed of record in Instrument No. 20220829-0097423, and (iii) LEZ Strategic Realty Partners, LLC, by deed of record in Instrument No. 20220829-0097422 all such deeds being recorded in the Register's Office for 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 Plat Book 4470, Page 53; Plat Book 3700, Page 137; and Instrument No. 201312200128856, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, by and between Thomas K. Sanders and Carol M. Sanders and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4081, Page 781, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement Water Mains and Appurtenances, by and between Space Park, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4311, Page 680, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Space Park, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5081, Page 240, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Driveway Easement, by and between Space Park East Associates, Ltd., a Tennessee limited partnership, and John A. Spann, III, of record in Book 6671, Page 430; as affected by Confirmation of Easement in Book 7051, Page 886 and Book 7051, Page 887, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Encroachment Easement Agreement, by and between Sealy Space Park LLC, a Delaware limited liability company, and Reagents, Inc., a North Carolina corporation, of record in Instrument No. 200709180111734, in the Register's Office of Davidson County, Tennessee.

8. Rights of the Railroad Company to expand its right of way to its full charter width.

9. Location of railroad tracks/spurs on the Property, and the rights of the railroad company servicing the railroad siding located on the Property, in and to the ties, rails, and other properties constituting said railroad siding, and any rights to the use thereof.

10. Rights of tenants in possession of said land under unrecorded leases with respect to which no memorandum or other notice has been recorded; such rights being for occupancy only, with no options or rights to purchase.

11. Matters disclosed by an ALTA/NSPS survey made by Kenneth D. Church, Church Land Surveying on July 18, 2022, designated Job No.: 22-07-04.