Karen Johnson Davidson County
Batch# 912946 DEEDQC
09/07/2022 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $0.37
20220907-0100082

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The GC Net Lease (Nashville) Investors, LLC 150 N. Riverside Plaza, Suite 1950 Chicago, IL 60606 Attn: Michael Patterson	Map No. 70 Parcel No. 070-11-0-011.00 -000	New Owner 1520 E. Grand Avenue El Segundo, CA 90245 Attn: Javier F. Bitar

This instrument prepared by: Bradley Arant Boult Cummings LLP (Madison C. Haynes)
1600 Division Street, Suite 700, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND NO/100 DOLLARS ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **THE GC NET LEASE (NASHVILLE) INVESTORS, LLC** ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said land, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $100.00.

J Thomas Trent 9
Affiant

Subscribed and sworn to before me this 6th day of July, 2022.

Madison Crooks Haynes
Notary Public

My Commission Expires: March 6, 2024

MADISON CROOKS HAYNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 6, 2024

4821-5178-7516.4

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252112077J**

IN WITNESS WHEREOF, Grantor has executed this deed on the 20th day of October, 2021, to be effective as of the 31st day of AUGUST, 2022

GRANTOR:

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: Nigel Hodge
Name: Nigel Hodge
Title: Chair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon Wiggs, Notary Public, Nigel Hodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Chair of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a Tennessee nonprofit corporation, the within named bargainor, and that she is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 20th day of October, 2021.

Sharon Wiggs
Notary Public

1/3/23
My Commission Expires

SHARON WIGGS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 3, 2023
COUNTY OF DAVIDSON

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, Tennessee, being Lot No. 31-B on the Resubdivision Plat of Lot 31, MetroCenter, Section 2, of record as Instrument No. 20100903-0070256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

As further described:

Beginning at an existing iron rod on the easterly right-of-way line of Great Circle Road, 84 feet in width, at a corner common with Lot 31-A, on the Resubdivision of Lot 31, Metrocenter, Section 2 of record in Instrument Number 20100903-0070256;

Thence continuing with the easterly right-of-way line of Great Circle Road for the following three calls:

1) North 11 deg 19 min 29 sec West, 37.49 feet to an existing iron rod,
2) With a curve to the right having a radius of 458.00 feet, a curve length of 581.94 feet and a chord bearing and distance of North 25 deg 04 min 32 sec East, 543.58 feet to an existing iron rod,
3) North 61 deg 28 min 33 sec East, 286.82 feet to a point in Amulet Lake at a corner common with Lot 36, Metrocenter, Section II of record in Plat Book 5200, Page 237;

Thence with the westerly line of said Lot 36, South 37 deg 15 min 21 sec East, 815.56 feet to a point in Amulet Lake at a corner common with said Lot 31-A;

Thence with the northerly line of Lot 31-A, South 88 deg 59 min 55 sec West, 968.88 feet to the Point of Beginning; containing 409,112 square feet or 9.392 acres more or less.

Being the same property conveyed to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by Quitclaim of record in Instrument No. 20120627-00586297, Register's Office for Davison County.

Further being the same property referenced in the Memorandum of Ground Lease by and between The Industrial Development Board of the Metropolitan Government of Nashville and Davidson, a Tennessee non-profit corporation, Lessor, and SEV Dimension II LLC, a Tennessee limited liability company, Lessee, dated June 27, 2012, of record in Instrument No. 20120627-0056365, Register's Office for Davidson County, Tennessee, for the term, upon and subject to all of the provisions contained in said document, and in said lease, as said lease was assigned to Griffin Capital (Nashville) Investors, DST on April 10, 2013 of record as Instrument No. 20130412-0036570, Register's Office for Davidson County, Tennessee, as said lease was further assigned to The GC Net Lease (Nashville) Investors, LLC on April 27, 2016, of record as Instrument No. 20160428-0041554, Register's Office for Davidson County, Tennessee.

CKA: 500 Great Circle Road, Nashville, Tennessee

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 31, 2022 (date of document).

Affiant Signature

September 6, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 6th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

