This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 916818 DEEDWARRSP
09/14/2022 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $61,050.00
20220914-0102651

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
SL7 Nashville Industrial, LP c/o Stonelake Capital Partners Domain Place 3200 Gracie Klitz Lane, Suite 500 Austin, TX 78758	Same as New Owner	Map/Parcel Nos. 04208002000 & 04208018800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LMP MADISON, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SL7 NASHVILLE INDUSTRIAL, LP**, a Texas limited partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of September, 2022, but is effective as of the 14th day of September, 2022.

GRANTOR:

LMP MADISON, LLC,
a Tennessee limited liability company

By: _____
Name: Leonard Kane
Its: Sec. / Treas.

STATE OF PA

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leonard Kane, the Secretary/Treasurer of LMP Madison, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Secretary/Treasurer executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Leonard Kane as such Secretary/Treasurer.

Witness my hand and official seal this 13th day of September, 2022.

My Commission Expires:

November 12, 2022

_____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
EILEEN A. HOWARD, Notary Public
Montgomery County
My Commission Expires November 12, 2022
Commission Number 1075063

137693875.2

STATE OF Montgomery

COUNTY OF Pennsylvania

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $16,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 13th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: November 12, 2022

Commonwealth of Pennsylvania - Notary Seal
EILEEN A. HOWARD, Notary Public
Montgomery County
My Commission Expires November 12, 2022
Commission Number 1075063

Exhibit "A"

Legal Description of Property

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat LMP Madison, LLC Property of record in Plat at Instrument No. 20101005-0079367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to LMP Madison, LLC by Warranty deed from First Industrial, LP of record in Instrument No. 20031204-0174816 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on December 4, 2003.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat for the Resubdivision of Lots 2 and 3 of the LMP Madison LLC Subdivision of record in Plat at Instrument No. 20190815-0081500, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to LMP Madison, LLC, a Tennessee limited liability company, by Warranty Deed from First Industrial, LP of record in Instrument No. 20031204-0174816 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on December 4, 2003.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plans of record as Instrument Number 20101005-0079367, and in Instrument No. 20190815-0081500, Register's Office of Davidson County, Tennessee, and approximately shown on the ALTA/NSPS Land Title Survey by Kenneth D. Church, TN RLS No. 1004 of Church Land Surveying dated 8/23/2022 (the "Survey").

3. Storm Water Detention Agreement of record inBook 6145, Page 299, in the Register's Office for Davidson County, Tennessee, and approximately shown on the Survey.

4. Easement by Court Order of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee, and approximately shown on the Survey.

5. Right of Way Agreement to Tennessee Natural Gas Lines, Inc. of record in Book 1939, Page 555, as assigned at Book 6160, page 627, in the Register's Office for Davidson County, Tennessee.

6. Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter, and approximately shown on the Survey.

Tennessee Certification of Electronic Document

I, Josie Hernandez, do hereby make oath that I am a licensed attorney and/or 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 September 14, 2022 (date of document).

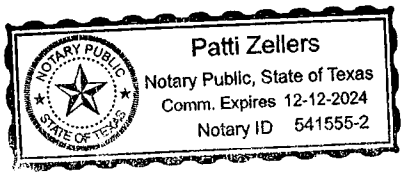
Affiant Signature

9-14-2022
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 14 day of September, 2022.



Notary's Signature

My Commission Expires: _____