Karen Johnson Davidson County
Batch# 924851 DEEDWARRSP
10/04/2022 07:58:30 AM 6 pgs
Fees: $33.00 Taxes: $357,050.00
20221004-0109122

NCS 11398469

This Instrument Prepared by:
Mayer Brown LLP
1999 K Street NW
Washington, DC 20006
Attention: Nathan McMichael, Esq.

STATE OF Florida)

COUNTY OF Miami-Dade

To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $96,500,000

Affiant IRMA S. DURAN

After Recording, Return to:

WMCi Nashville VII, LLC
c/o Weinstein Management Co., Inc.
3951 Stillman Parkway
Glen Allen, Virginia 23060
Attention: Ivan P. Jecklin
Lile T. Benaicha

Subscribed and sworn to before me,
this 27th day of September 2022

Notary Public
My Commission Expires:_____

Notary Public State of Florida
Maribel G Pila
My Commission GG 278096
Expires 11/20/2022

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Number and Property Address:**
WMCi Nashville VII, LLC c/o Weinstein Management Co., Inc. 3951 Stillman Parkway Glen Allen, Virginia 23060 Attention: Ivan P. Jecklin Lile T. Benaicha	WMCi Nashville VII, LLC c/o Weinstein Management Co., Inc. 3951 Stillman Parkway Glen Allen, Virginia 23060 Attention: Ivan P. Jecklin Lile T. Benaicha	09100005700 5800 Centennial Blvd Nashville, TN 37209

SPECIAL WARRANTY DEED

[Nashville, Tennessee]

THIS INDENTURE, made as of the 27 day of September, 2022, by and between **CRP/WP ALTA NATIONS OWNER, L.L.C.**, a Delaware limited liability company (hereinafter called "**Grantor**") and **WMCi NASHVILLE VII, LLC**, a Virginia limited liability company, as to an 85% undivided interest, and **WMCi NASHVILLE VII-B, LLC**, a Virginia limited liability company, as to a 15% undivided interest, as tenants in common (collectively, hereinafter called "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "**Property**") subject to all matters of record.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor but not further or otherwise, subject to all matters of record.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

CRP/WP ALTA NATIONS OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/WP Alta Nations Venture, L.L.C.,
a Delaware limited liability company,
its sole member

By: WS Nations, LLC,
a Delaware limited liability company,
its authorized member

By: WP Tennessee, LLC,
a Delaware limited liability company,
its sole member and manager

By: _____
Name: Andrew Stetkevs
Title: VP

STATE OF TN
COUNTY OF Davidson

I, the undersigned Notary Public of the state and county aforesaid, do hereby certify that (name) Andrew Stetkevs, being personally known to me, personally appeared before me on this date and provided satisfactory evidence that he/she is the (title) Vice President of WP Tennessee, LLC, a Delaware limited liability company (the "Company"), the sole member and manager of WS Nations, LLC, a Delaware limited liability company, the authorized member of CRP/WP ALTA Nations Venture, L.L.C., a Delaware limited liability company, the sole member of CRP/WP ALTA NATIONS OWNER, L.L.C., a Delaware limited liability company, and that he/she, as (title) Vice President of the Company, executed the foregoing instrument on behalf of the Company.

WITNESS my hand and seal, at office in the state and county aforesaid this 23 day of September, 2022.

_____
Notary Public

My Commission Expires: 7/9/24

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Signature page to Special Warranty Deed]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF MIMMS, LLC & CAMPBELL & CAMPBELL, LLC, OF RECORD IN INSTRUMENT NO. 200212310162668, R.O.D.C.;

THENCE, WITH SAID MIMMS, LLC EAST LINE, N27°16'29"E, 215.78 FEET TO A POINT;

THENCE, N19°22'59"E, 331.00 FEET TO AN EXISTING IRON ROD IN THE SOUTH LINE OF ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C.;

THENCE, WITH SAID SOUTH LINE, S51°13'15"E, 594.12 FEET TO AN EXISTING MONUMENT IN THE WESTERLY RIGHT-OF-WAY OF CSX TRANSPORTATION, OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.;

THENCE, WITH SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT 545.48 FEET TO AN EXISTING IRON ROD POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID CURVE HAVING A CENTRAL ANGLE OF 39°50'22", A RADIUS OF 784.49 FEET AND A CHORD OF S67°30'42"W, 534.56 FEET;

THENCE, WITH SAID NORTHERLY MARGIN OF CENTENNIAL BOULEVARD THE FOLLOWING CALLS:

N77°52'16"W, 40.14 FEET TO AN EXISTING IRON SPIKE;

WITH A CURVE TO THE RIGHT 108.48 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A CENTRAL ANGLE OF 19°34'00", A RADIUS OF 317.65 FEET AND A CHORD OF N68°05'16"W, 107.95 FEET;

N58°18'16"W, 45.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 171,358 SQUARE FEET OR 3.93 ACRES, MORE OR LESS.

Tract 2:

BEING A PARCEL OF LAND LOCATED IN NASHVILLE, URBAN SERVICES DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, EAST OF SIXTY-FIRST AVENUE NORTH (FORMERLY DEPOT STREET AND TWENTIETH STREET), ALSO BEING THE 2.16 ACRE TRACT AS SHOWN ON THE MAP OF J. B. RANSOM'S WEST NASHVILLE LANDS OF RECORD IN PLAT BOOK 332, PAGE 74, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST NORTHERLY OFFSET OF THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, SAID POINT BEING APPROXIMATELY 44.8 FEET MORE OR LESS FROM THE MOST SOUTHERLY OFFSET OF SAID RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC., OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

775.05 FEET TO AN EXISTING MONUMENT;

THENCE, S25°59'03"E, 47.96 FEET TO AN EXISTING MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD CONVEYED BY DEED OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT 186.27 FEET TO A POINT IN THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C., SAID CURVE HAVING A CENTRAL ANGLE OF 13°36'17", A RADIUS OF 784.49 FEET, A TANGENT OF 93.58 FEET AND A CHORD OF N85°32'50"W, 185.84 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY WITH THE NORTHERLY BOUNDARY OF ARMSTRONG PROPERTY, N51°13'15"W, PASSING AN EXISTING IRON PIN AT 594.12 FEET FOR A TOTAL DISTANCE OF 665.26 FEET TO AN EXISTING MONUMENT IN THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC. OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

THENCE, WITH SAID EASTERLY BOUNDARY OF CUMBERLAND MATERIALS, INC. AND ALONG SAID OFFSET OF RAILROAD RIGHT-OF-WAY N38°54'48"E, 125.24 FEET TO THE MOST NORTHERLY OFFSET OF SAID RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD AND THE POINT OF BEGINNING.

CONTAINING 93,352 SQUARE FEET OR 2.14 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CRP/WP ALTA NATIONS OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM FCD RECYCLING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20200423-0042904, 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 September 27, 2022 (date of document).

Heather R Townsend
Affiant Signature

September 27, 2022
Date

State of Georgia

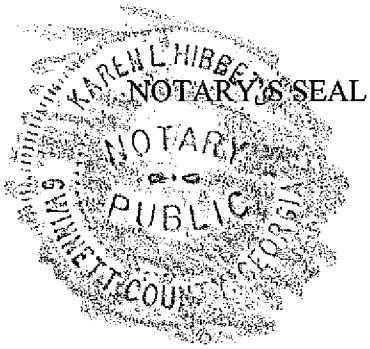
County of Gwinnett

Sworn to and subscribed before me this 27 day of September, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL