Karen Johnson Davidson County
Batch# 930039 DEEDWARRSP
10/14/2022 03:26:36 PM 9 pgs
Fees: $48.00 Taxes: $122,100.00
20221014-0112976

THIS INSTRUMENT PREPARED BY
ATTORNEYS TITLE COMPANY, IN
2927 Berry Hill Drive
Nashville, Tennessee 37204
25709-1G / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dogwood TAC+ PropCo TN, LLC 345 California St, Suite 3300 San Francisco, CA 94104 Attn: Yaman Shukairy	New Owner	07900010900 09000000600

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lone Maple Investors, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Dogwood TAC+ PropCo TN, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of October, 2022.

Lone Maple Investors, a Tennessee joint venture

By: _____
Name: William H. Hawkins
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Lone Maple Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

WITNESS my hand, at office, this 13 day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,000,000.00.

_____
Affiant

Subscribed and sworn to before me this 13th day of October, 2022.

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

_____
Notary Public
My Commission Expires: _____

EXHIBIT A
Legal Description

Two tracts or parcels of land situated in Davidson County, Tennessee, being described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of Resubdivision of Lot 1 First Revision, Section One Cockrill Bend Industrial Subdivision, of record in Instrument No. 20170329-0030493, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.

Together with part of Tufting Court Right-of-Way that was closed by Metropolitan County Council Bill No. BL2017-652, filed in the County Court Clerk's Office for said County.

Being part of the same property conveyed to James D. Kay, Jr., Trustee of the Pardue Dynasty Trust Dated August 16, 2016, by Limited Warranty Deed dated November 23, 2016, from Lone Maple Investors, a Tennessee joint venture, of record in Instrument No. 20161128-0124683 and further being all of the same property conveyed to Lone Maple Investors, a Tennessee General Partnership, by Quitclaim Deed dated November 23, 2016, from James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016, of record in Instrument No. 20170331-0031429, Register's Office for Davidson County, Tennessee, together with the right to use and occupy that portion of Tufting Court Right-of-Way that was closed by Metropolitan County Council Bill No. BL2017-652, filed in the County Court Clerk's Office for said County.

Lone Maple Investors, a Tennessee joint venture and Lone Maple Investors, a Tennessee General Partnership being one and the same entity.

TOGETHER with beneficial rights set out in Agreement for Allocation of Responsibility for Stormwater Systems and Facilities, of record in Instrument No. 20221014-0112972 and Fire Protection Water Line License and Maintenance Agreement, of record in Instrument No. 20221014-0112973, Register's Office for Davidson County, Tennessee.

Tract II:

BEING a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee, located between the westerly margin of Tufting Court and the easterly side of the Cumberland River, being Lot No. 2, shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF TUFTING COURT, SAID POINT BEING SOUTH 21° 34' WEST, 969.67 FEET FROM THE SOUTHERLY MARGIN OF

COCKRILL BEND INDUSTRIAL ROAD, SAID POINT ALSO BEING THE FRONT COMMON CORNER OF THE HEREIN-DESCRIBED LOT NO. 2 AND TO LOT NO. 1 SHOWN ON THE REFERENCE PLAT OF COCKRILL BEND INDUSTRIAL SUBDIVISION;

THENCE, WITH SAID MARGIN OF TUFTING COURT SOUTH 21° 34' WEST 86.94 FEET TO A POINT;

THENCE, CONTINUING WITH SAID MARGIN WITH A CURVE TO THE RIGHT, 139.43 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 39° 56' 40", A TANGENT DISTANCE OF 72.68 FEET AND A CHORD OF SOUTH 41° 31' 50" WEST, 136.63 FEET;

THENCE, CONTINUING WITH SAID MARGIN PARTLY AROUND A CUL-DE-SAC AT THE TERMINUS OF TUFTING COURT WITH A CURVE TO THE LEFT 129.17 FEET TO THE CENTER LINE OF A TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 74° 00' 40", A TANGENT DISTANCE 75.37 FEET AND A CHORD OF SOUTH 24° 29' 50" WEST 120.38 FEET;

THENCE, LEAVING SAID TUFTING COURT WITH THE CENTER LINE OF SAID EASEMENT, SOUTH 77° 30' WEST PASSING A WITNESS MONUMENT AT 1,117.80 FEET, IN ALL A TOTAL DISTANCE OF 1,162.80 FEET TO THE LOW WATER LINE OF THE CUMBERLAND RIVER; THENCE, UPSTREAM WITH SAID LOW WATER LINE 405.0 FEET TO A POINT;

THENCE, LEAVING SAID LOW WATER LINE NORTH 36° 41' EAST PASSING A WITNESS MONUMENT AT 55 FEET, IN ALL A TOTAL DISTANCE OF 781.10 FEET TO THE COMMON REAR CORNER OF SAID LOT NOS. 1 AND 2; THENCE, WITH SAID LOT LINE SOUTH 68° 26' EAST 1,145,07 FEET TO THE WESTERLY MARGIN OF TUFTING COURT TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER with part of Tufting Court Right-of-Way that was closed by Metropolitan County Council Bill No. BL2017-652, filed in the County Court Clerk's Office for said County.

BEING part of the same property conveyed to Lone Maple Investors, a Tennessee joint venture, by Special Warranty Deed dated June 5, 2014 from Springs Global US, Inc., a Delaware corporation, of record in Instrument No. 20140606-0049522, Register's Office for Davidson County, Tennessee, together with the right to use and occupy that portion of Tufting Court Right-of-Way that was closed by Metropolitan County Council Bill No. BL2017-652, filed in the County Court Clerk's Office for said County.

INCLUDED in the above-description, but EXCLUDED from this conveyance, is the property conveyed to the State of Tennessee by Warranty Deed dated August 13, 2018, of record in Instrument No. 20180910-0089317, said Register's Office.

TOGETHER with beneficial rights set out in General Purpose Easement Agreement over Lot 3 as shown on the Plat of the Resubdivision of Lot 1, First Revision, Section 1, Cockrill Bend Industrial Subdivision to serve Lot 2 as shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Instrument No. 20200429-0045017, Register's Office for Davidson County, Tennessee.

TOGETHER with beneficial rights set out in Water Line Easement, of record in Instrument No. 20220922-0105242, Agreement for Allocation of Responsibility for Stormwater Systems and Facilities, of record in Instrument No. 20221014-0112972 and Fire Protection Water Line License and Maintenance Agreement, of record in Instrument No. 20221014-0112973, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 07900010900 and 09000000600. Current year taxes have been prorated as part of closing and assumed by the Grantee

2. Matters shown on the ALTA/NSPS Land Title Survey of 6040 Tufting Court and Cockrill Bend Boulevard, made by Cherry Land Surveying, Inc., Michael H. Charette, TN R.L.S.#2048, dated April 28, 2022, last revised September 20, 2022 as Job No. 22044S1 CW.

As to Tract I (LOT 3):

3. All matters as shown on the Plan of record in Instrument No. 20170329-0030493, Register's Office for Davidson County, Tennessee.

4. Access easement over Lot No. 1 of Section 1, Cockrill Bend Industrial Subdivision to serve Lot No. 2 of such Subdivision; the easement being recorded in Book 5844, Page 870, and Book 5857, Page 830, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Street Right of Way Dedication for Cockrill Bend Industrial Road and Tufting Court in Plat Book 4175, Page 3, Register's Office for Davidson County, Tennessee.

6. Provisions for Road, Sewer and Water Line Construction as stated in the Deeds in Book 4195, Page 971, and Book 4201, Page 957, Register's Office for Davidson County, Tennessee.

7. Easements and Conditions stated in Quitclaim Deed and Easement from the Metropolitan Nashville Airport Authority to the Metropolitan Government of Nashville and Davidson County of record in Book 6138, page 190, said Register's Office.

8. Avigational Easement by and between the State of Tennessee and the Metropolitan Nashville Airport Authority of record in Book 6666, page 88, said Register's Office.

9. Utility Easement Agreement, of record in Instrument No. 20161128-0124682, said Register's Office.

10. Easements retained in the Limited Warranty Deed of record in Instrument No. 20161128-0124683, Register's Office for Davidson County, Tennessee.

11. Restrictive Covenants of record in Instrument No. 20170331-0031430, Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181116-0113326, Instrument No. 20200925-0110729, and Instrument No. 20200925-0110732, Register's Office for Davidson County, Tennessee.

13. General Purpose Easement Agreement of record in Instrument No. 20200429-0045017, Register's Office for Davidson County, Tennessee.

14. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Pardue 7201 Dynasty Trust and Lone Maple Investors, of record in Instrument No. 20170928-0099513, in the Register's Office of County, Tennessee.

15. Water Line Easement, of record in Instrument No. 20220922-0105242, Register's Office for Davidson County, Tennessee.

16. Agreement for Allocation of Responsibility for Stormwater Systems and Facilities, of record in Instrument No. 20221014-0112972, Register's Office for Davidson County, Tennessee.

17. Fire Protection Water Line License and Maintenance Agreement, of record in Instrument No. 20221014-0112973, Register's Office for Davidson County, Tennessee.

18. Declaration of Affirmative Restrictive Covenant and Appurtenant Easements, of record in Instrument No. 20221014-0112970 Register's Office for Davidson County, Tennessee.

19. Agreement for Relocation of Utility Easement, of record in Instrument No. 20221014-0112971, Register's Office for Davidson County, Tennessee.

As to Tract II (LOT 2):

20. All matters shown on the Plan of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee.

21. Terms and conditions of Access Easement over Lot No. 1 of Section 1, Cockrill Bend Industrial Subdivision to serve Lot No. 2 of such Subdivision; the easement being recorded in Book 5844, Page 870, and Book 5857, Page 830, Register's Office for Davidson County, Tennessee.

22. Perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of the operation of Cheatham Lot and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from the State of Tennessee to the United States of America dated December 21, 1953, filed March 16, 1954, and recorded in Book 2271, Page 217, Register's Office for Davidson County, Tennessee, land lying above the ordinary high water line of the Cumberland River and below elevation 391 foot contour line.

23. Easement for transmission line granted the United States of America by grant from the State of Tennessee, of record in Book 1905, Page 194, Register's Office for Davidson County, Tennessee. High voltage transmission lines are in place within this easement.

24. Easement for sanitary sewer and/or drainage granted the Metropolitan Government of Nashville and Davidson County, Tennessee, across premises as set out in instrument of record in Book 4253, Page 347, Register's Office for Davidson County, Tennessee.

25. All matters shown on the Street Right of Way Dedication for Cockrill Bend Industrial Road and Tufting Court in Plat Book 4175, Page 3, Register's Office for Davidson County, Tennessee.

26. Provisions for Road, Sewer and Water Line Construction as stated in the Deeds in Book 4195, Page 971, and Book 4201, Page 957, Register's Office for Davidson County, Tennessee.

27. Easements and Conditions stated in Quitclaim Deed and Easement from the Metropolitan Nashville Airport Authority to the Metropolitan Government of Nashville and Davidson County of record in Book 6138, Page 190, said Register's Office.

28. Avigational Easement by and between the State of Tennessee and the Metropolitan Nashville Airport Authority of record in Book 6666, Page 88, said Register's Office.

29. Utility Easement Agreement, of record in Instrument No. 20161128-0124682, said Register's Office.

30. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20181116-0113326, Instrument No. 20200925-0110729 and Instrument No. 20200925-0110732, said Register's Office.

31. Restrictive Covenants as to Lot 1, which benefit Lots 2 and 3, of record in Instrument No. 20170331-0031430, said Register's Office.

32. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

33. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

34. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

35. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

36. Terms and conditions of General Purpose Easement Agreement over Lot 3 as shown on the Plat of the Resubdivision of Lot 1, First Revision, Section 1, Cockrill Bend Industrial Subdivision to serve Lot 2 as shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Instrument No. 20200429-0045017, Register's Office for Davidson County, Tennessee.

37. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Pardue 7201 Dynasty Trust and Lone Maple Investors, of record in Instrument No. 20170928-0099513, in the Register's Office of County, Tennessee.

38. Agreement for Allocation of Responsibility for Stormwater Systems and Facilities, of record in Instrument No. 20221014-0112972 Register's Office for Davidson County, Tennessee.

39. Fire Protection Water Line License and Maintenance Agreement, of record in Instrument No. 20221014-0112973 Register's Office for Davidson County, Tennessee.