This instrument was prepared by:
Paul J. Sigwarth (kmp)
O'Connor & Thomas, P.C.
1000 Main Street
Dubuque, IA 52001
(563) 557-8400

Karen Johnson Davidson County
Batch# 950114 DEEDWARRSP
12/09/2022 02:18:19 PM 3 pgs
Fees: $18.00 Taxes: $33,300.00
20221209-0128386

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Parcel Number(s): |
|---|---|---|
| 1055 Whites Creek, LLC<br>750 East Main Street<br>Suite 820<br>Stamford, CT 06902 | 1055 Whites Creek, LLC<br>750 East Main Street<br>Suite 820<br>Stamford, CT 06902 | 071-14-0-385.00 |

For and in Consideration of the sum of $10.00 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**CRESCENT REALTY CORPORATION**, an Iowa corporation,

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

**1055 WHITES CREEK, LLC**, a Delaware limited liability company,

hereinafter called the **GRANTEE**, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 2, AS SHOWN ON THE MAP ENTITLED HAILEY SUBDIVISION, OF RECORD AS BOOK 4715, PAGE 190, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CRESCENT REALTY CORPORATION, AN IOWA CORPORATION, BY DEED FROM HENRY C. DORRIS, OF RECORD IN INSTRUMENT NO. 200801150004662, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **1055 Whites Creek Pike, Nashville, Tennessee 37207.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, all matters shown on the plats of record in Book 4715, Page 190 and Book 6200, Page 434 in the Register's Office for Davidson County, Tennessee and the Slope Easement

granted to the State of Tennessee by Final Judgment of record in Book 4102, Page 689, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed this 6th day of December, 2022.

GRANTOR:
CRESCENT REALTY CORPORATION

By: _____

Name: Scott Teerlinck

Title: President & CEO

STATE OF ILLINOIS

COUNTY OF JO DAVIESS

Before me, December 6th, 2022, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Scott Teerlinck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President/CEO of Crescent Realty Corporation, an Iowa corporation authorized to do business in the State of Tennessee, the within named Grantor, and that he as such President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 2022.

**(Insert Notary Stamp or Seal Below)**

OFFICIAL SEAL
DONNA K BIRKETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/31/22

Donna K. Birkett
Notary Public
My Commission Expires: 12/31/22

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $9,000,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of December, 2022.

**(Insert Notary Stamp or Seal Below)**

Notary Public
My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025