Karen Johnson Davidson County
Batch# 970641 DEEDWARRSP
02/14/2023 11:47:30 AM 6 pgs
Fees: $33.00 Taxes: $392,200.00
20230214-0010693

NCS 1140493

This Instrument Prepared by:
Alston & Bird LLP
1201 W. Peachtree Street
Atlanta, Georgia 30309
Attention: Julia Bahms

After Recording, Return to:

HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607
Attention: Brian C. Myers

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)
To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $106,000,000.00

Affiant – Grantee

Subscribed and sworn to before me, this 3rd day of February, 2023

Notary Public
My Commission Expires: 5/11/27

STACY E. JOHNSON NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 5/11/2027

Address New Owner as Follows:

HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607

Send Tax Bills To:

Same

Map-Parcel Number and Property Address:
071-13-0-006.00 and 071-13-0-018.00

200 Cumberland Bend
Nashville, TN 37228

SPECIAL WARRANTY DEED

|Nashville, Tennessee|

THIS INDENTURE, made as of the 9th day of February, 2023, by and between **CRP/WP ALTA METRO CENTER OWNER, L.L.C.**, a Delaware limited liability company (collectively, hereinafter called "**Grantor**"), and **ABBERLY RIVERWALK TIC I-III, LLC, ABBERLY RIVERWALK TIC IV-V, LLC, ABBERLY RIVERWALK TIC VI, LLC, ABBERLY RIVERWALK TIC VII, LLC, ABBERLY RIVERWALK TIC VIII, LLC, ABBERLY RIVERWALK TIC IX, LLC, ABBERLY RIVERWALK TIC X, LLC, ABBERLY RIVERWALK TIC XI, LLC,** and **ABBERLY RIVERWALK TIC XII, LLC,** each a Delaware limited liability company (hereinafter, collectively, 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 of Grantor's rights, titles, powers, privileges and interests in and to that certain 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 only to those matters set forth on Exhibit "B" attached hereto and by this reference incorporated herein and made a part hereof (hereinafter referred to as the "**Permitted Exceptions**")

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 the Permitted Exceptions.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

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

By: _____
Name: Andrew Steffens
Title: Authorized Signatory

STATE OF Tn

COUNTY OF Davidson

Before me, a Notary Public of the state and county aforesaid, personally appeared Andrew Steffens, as Authorized Signatory of CRP/WP Alta Metro Center Owner, L.L.C., a Delaware limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in *(county, state)* Davidson, Tn, this 6 day of February, 2023.

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7/9/24

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Tract 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Cumberland Bend Business Park, Section 1, of record in Plat Book 4885, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Cumberland Bend Business Park, Section 8, of record in Plat Book 7900, page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CRP/WP Alta Metro Center Owner, L.L.C., by deed of record in Instrument No. 20210127-0012194, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2023 and subsequent years not yet due and payable.

2. All items of public record.

3. All matters that would be shown on a current and accurate survey.

4. The rights of any tenants, as tenants only with no right of purchase, under written leases.

5. That certain Declaration of Restrictions entered into by Grantor dated as of the date hereof and recorded on or about the date hereof.

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 February 9, 2023 (date of document).

Affiant Signature

FEBRUARY 9, 2023
Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 9 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: NOVEMBER 22, 2025

NOTARY'S SEAL

KAREN H CUMMINGS
Notary Public, Georgia
Clayton County
My Commission Expires
November 22, 2025