Karen Johnson Davidson County
Batch# 1023446 DEEDWARRSP
07/06/2023 03:15:30 PM 7 pgs
Fees: $38.00 Taxes: $25,345.00
20230706-0051765

Prepared By and Return To:

Brett Feinberg
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, IL 60606

Address of new owner as follows:
350 West Hubbard Street, Suite 605
Chicago, Illinois 60654

Send tax bills to:
CPI/DSP 7140 Centennial Owner, L.L.C.
350 West Hubbard, Suite 605
Chicago, Illinois 60654

Map-Parcel Nos.:

Map 79/Parcel 016.0

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THAT USB Centennial (Nashville) LLC, a South Carolina limited liability company ("***Grantor***"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee hereinafter named, whose mailing address is 701 East Bay Street, Suite 112, Charleston, South Carolina 29403, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, terms and provisions hereinafter set forth and described, has BARGAINED and SOLD, and by these presents does hereby TRANSFER and CONVEY, unto CPI/DSP 7140 Centennial Owner, L.L.C., a Delaware limited liability company ("***Grantee***"), its successors and assigns, certain real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all rights, tenements, hereditaments, easements, privileges and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to (i) all roads, alleys, streets and rights-of-way bounding the real property described on **Exhibit A** and (ii) all strips or gores (collectively the "***Property***").

This conveyance, and all covenants and warranties contained herein, are made subject and subordinate to those exceptions (collectively, the "***Permitted Exceptions***") set forth on **Exhibit B** attached hereto and made a part hereof for all purposes.

This is improved property known as 7140 Centennial Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

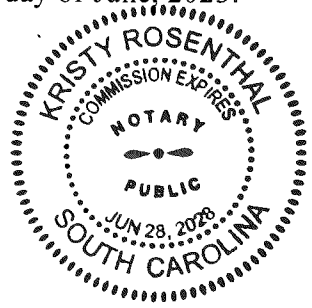
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Grantor further covenants and binds itself, its successors and representatives, to WARRANT AND FOREVER DEFEND the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the matters set forth above.

[Signature Page Follows]

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the 29th day of June, 2023.



USB Centennial (Nashville) LLC,
a South Carolina limited liability company

By: Catherine Templeton
Name: Catherine Templeton
Title: President

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,850,000.

Subscribed and sworn to before me this the 29 *day of June, 2023.*

Affiant

My commission expires: 6/28/2028 *(Affix Seal)*

Notary Public

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STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Catherine Templeton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the President of USB Centennial (Nashville) LLC, a South Carolina limited liability company, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such President as his/her free act and deed.

Witness my hand and official seal, at office in Charleston, this 29 day of June, 2023.

Notary Public

My Commission Expires: 6/28/2028
(Seal)

KRISTY ROSENTHAL NOTARY PUBLIC SOUTH CAROLINA COMMISSION EXPIRES JUN 28, 2028

Return to:
CPI/DSP 7140 Centennial Owner, L.L.C.
350 West Hubbard, Suite 605
Chicago, Illinois 60654

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Exhibit A

Legal Description of Property

BEING A PARCEL OF LAND IN THE TWENTY-SECOND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHEASTERLY SIDE OF CENTENNIAL PLACE AT HERMITAGE PLAZA, BEING PART OF LOT NO. 2 AS SHOWN ON THE PLAN OF COCKRILL BEND INDUSTRIAL SUBDIVISION, SECTION TWO (SECOND REVISION) AS OF RECORD IN BOOK 4860, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL PLACE, A 60-FOOT RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO THOMAS D. ROBINSON AND JOSEPH F. PRIMM D/B/A P.R. TRADING, AS OF RECORD IN INSTRUMENT NO. 200101220006102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING SITUATED NORTHWESTERLY 382 FEET, MORE OR LESS, FROM THE CENTERLINE INTERSECTION OF SAID CENTENNIAL PLACE AND HERMITAGE PLAZA, A 50-FOOT RIGHT-OF-WAY, AND BEING THE POINT OF BEGINNING; THENCE, LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL PLACE AND WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID ROBINSON & PRIMM, NORTH 47 DEG. 12 MIN. 59 SEC. EAST, 218.61 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 43 DEG. 29 MIN. 25 SEC. EAST, 53.52 FEET TO AN IRON ROD (NEW); THENCE, NORTH 47 DEG. 12 MIN. 55 SEC. EAST, 75.66 FEET TO AN IRON ROD (NEW); THENCE, NORTH 42 DEG. 47 MIN. 01 SEC. WEST, 53.51 FEET TO AN IRON ROD (NEW); THENCE, NORTH 47 DEG. 12 MIN. 59 SEC. EAST, 229.43 FEET TO AN IRON ROD (OLD) IN THE SOUTHWESTERLY MARGIN OF THE FORD GLASS PLANT LEAD TRACK; THENCE, WITH THE SOUTHWESTERLY MARGIN OF SAID FORD GLASS PLANT LEAD TRACK, SOUTH 18 DEG. 30 MIN. 00 SEC. EAST 1207.15 FEET TO AN IRON ROD (OLD) IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CENTENNIAL PLACE; THENCE, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL PLACE, NORTH 43 DEG. 19 MIN. 34 SEC. WEST, 643.54 FEET TO AN IRON ROD (OLD); THENCE, NORTH 43 DEG. 16 MIN. 02 SEC. WEST, 110.15 FEET TO AN IRON ROD (OLD); THENCE, NORTH 46 DEG. 13 MIN. 51 SEC. WEST 347.34 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO USB CENTENNIAL (NASHVILLE) LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, BY DEED FROM MERIDIAN BRICK LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO BORAL BRICKS LLC, A GEORGIA LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION TO BORAL BRICKS, INC., A GEORGIA CORPORATION, OF RECORD IN INSTRUMENT NO. 202112090163040, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. 20' Colonial Pipeline of record in Book 3705, Page 149; 20' Sewer Easement to Metropolitan Government of Nashville of record in Book 6229, Page 496 and in Book 4552, Page 844; 20' Steam Line Easement and 20' Water Line Easement to State of Tennessee of record in Book 4414, Page 241 (re-recorded in Book 4430, Page 565; corrected in Book 4466, Page 598); all shown on plat(s) of record in Book 4860, Page 30, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Right of Way Easement, by and between The State of Tennessee and Colonial Pipeline Company, a Delaware corporation, of record in Book 3705, Page 149, in the Register's Office of Davidson County, Tennessee.

4. 20' Colonial pipeline easement, a 20' sewer easement & a 20' steam line easement contained in Deed of record in Book 4414, Page 241, as re-recorded in Book 4430, Page 565, and as corrected in Book 4466, Page 598, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between The Tennessee Metal Culvert Co. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4552, Page 844, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Davis Mechanical Contractors, Inc. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 6229, Page 496, in the Register's Office of Davidson County, Tennessee.

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Tennessee Certification of Electronic Document

I, Theresa Allen, 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 **July 29, 2023** (date of document).

Affiant Signature

July 29, 2023
Date

State of **Illinois**

County of **Cook**

Sworn to and subscribed before me this **29th** day of **July**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JUANITA CHANDLER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 21, 2025