NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
LRF3 NASH MASSMAN DRIVE LLC 116 Huntington Ave, Suite 1001 Boston, MA 02116	LRF3 NASH MASSMAN DRIVE LLC 13218 West Broward Blvd. Plantation, FL 33325 Attn: Michelle Villeda	095-13-0-021.00 095-13-0-004.00

This instrument prepared by:
Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation
2323 Bryan Street, Suite 2200
Dallas, Texas 75201
Attn: Eun Yee (Andie) Chung

Karen Johnson Davidson County
Batch# 1066048 DEEDWARRSP
10/30/2023 12:51:30 PM 8 pgs
Fees: $43.00 Taxes: $44,063.67
20231030-0084634

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

KNOW ALL MEN BY THESE PRESENTS, as of October 26, 2023 (the "Effective Date"), for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, **PMUDO NASHVILLE, LLC**, a Missouri limited liability company ("Grantor"), with an address of 2600 Grand Blvd., Suite 700, Kansas City, Missouri 64108, does hereby sell, transfer and convey to **LRF3 NASH MASSMAN DRIVE LLC**, a Delaware limited liability company ("Grantee"), with an address of 116 Huntington Ave., Suite 1001, Boston, Massachusetts 02116, all of Grantor's right title and interest in certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, together with all improvements thereon (the "Property").

This is improved property known as 700 & 710 Massman Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the aforesaid Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, including, without limitation, easements or rights-of-way relating thereto, and to the land lying within any street or roadway adjoining the Property or any vacated or hereafter vacated street or alley adjoining the Property. unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property to Grantee and Grantee's

successors and assigns, against every person whomsoever lawfully claiming or who might claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance and the warranties of title herein are expressly made subject to the matters listed on Exhibit B attached hereto and incorporated herein for all purposes to the extent such matters are valid, subsisting and affect the Property (the "Permitted Exceptions").

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of Effective Date.

GRANTOR:

PMUDO NASHVILLE, LLC,
a Missouri limited liability company

By:_____
Name: Patrick J. McGannon
Title: Manager

STATE OF Missouri §
§
COUNTY OF Jackson §

This instrument was acknowledged before me on this 25th day of October, 2023 by Patrick J. McGannon, Manager of PMUDO NASHVILLE, LLC, a Missouri limited liability company, on behalf of such company.

My Commission Expires:

_____

Debra Jarrett Slattery
Notary Public in and for the aforesaid State

Printed Name of Notary:
Debra Jarrett Slattery

DEBRA JARRETT SLATTERY
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 12539972
My Commission Expires Jul 23, 2024

OATH OF CONSIDERATION

State of Tennessee

County of Davidson

Affiant swears, affirms and certifies that the actual consideration, for this transfer is $11,909,100.00.

Affiant: John Gunasti, Agent of Grantee
Address: 265 Franklin Street, Suite 810, Boston, MA 02110

John Gunasti
Agent of Grantee

Notary Acknowledgement:

Subscribed and sworn to before me, this 25th day of October, 2023.

Notary Public

Seal and Stamp

My Commission Expires:

ROBERT E. SULLIVAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 9, 2024

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

LAND IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 37, SHOWN ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK SECTION 30, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4595, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 37 IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT IN THE WESTERN MARGIN OF APPLETON DRIVE AT THE END OF THE RETURN OF THE INTERSECTION OF MASSMAN DRIVE AND APPLETON DRIVE; THENCE, WITH THE WESTERN MARGIN OF APPLETON DRIVE S 27 DEGREES 58' EAST, PASSING A CONCRETE MONUMENT AT 335.00 FT., A TOTAL DISTANCE OF 375.00 FT. TO A POINT IN THE CENTER OF L & N RAILROAD LEAD TRACK; THENCE, WITH SAID TRACK, S 62 DEGREES 02' WEST 329.72 FT. TO A POINT; THENCE, LEAVING SAID TRACK, N 27 DEGREES 58' WEST, PASSING A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE, N 62 DEGREES 02' EAST 279.72 FT. TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FT. A DISTANCE OF 78.54 FT. TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOW:

LAND IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 37, SHOWN ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK SECTION 30, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4595, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 37 IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT IN THE WESTERN MARGIN OF APPLETON DRIVE AT THE END OF THE RETURN OF THE INTERSECTION OF MASSMAN DRIVE AND APPLETON DRIVE; THENCE, WITH THE WESTERN MARGIN OF APPLETON DRIVE S 27 DEGREES 58' EAST, PASSING A CONCRETE MONUMENT AT 335.00 FT., A TOTAL DISTANCE OF 375.00 FT. TO A POINT IN THE CENTER OF L & N RAILROAD LEAD TRACK; THENCE, WITH SAID TRACK, S 62 DEGREES 02' WEST 329.72 FT. TO A POINT; THENCE, LEAVING SAID TRACK, N 27 DEGREES 58' WEST 425.00 FT. PASSING A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE, N 62 DEGREES 02' EAST 279.72 FT. TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FT. A DISTANCE OF 78.54 FT. TO THE POINT OF BEGINNING.

TRACT II:

A PARCEL OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MASSMAN DRIVE AND ON THE SOUTH BY AN L & N RAILROAD TRACK, BEING THE RESUBDIVISION OF LOT 24, SECTION 18, METROPOLITAN INDUSTRIAL PARK, AS OF RECORD IN BOOK 4470, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE, SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 359.72 FEET FROM THE CENTERLINE OF APPLETON DRIVE; THENCE SOUTH 27 DEG. 58 MIN 00 SEC. EAST PASSING A WITNESS IRON ROD AT 385.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO A POINT IN THE CENTERLINE OF AN L & N RAILROAD TRACK; THENCE, WITH SAID RAILROAD SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 185.00 FEET TO A POINT, THENCE NORTH 27 DEG. 58 MIN. 00 SEC. WEST, PASSING A WITNESS IRON ROD AT 40.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF MASSMAN DRIVE, NORTH 62 DEG. 02 MIN. 00 SEC. EAST 185.00 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to PMUDO NASHVILLE, LLC, a Missouri limited liability company (by virtue of Special Warranty Deed from PMD Branch RE, LLC, a Missouri limited liability company, dated September 28, 2021, recorded October 1, 2021, in Instrument Number 202110010132344, in the Register's Office for Davidson County, Tennessee; and by virtue of Quit Claim Deed from PMD Branch RE, LLC, a Missouri limited liability company, dated September 28, 2021, recorded October 1, 2021, in Instrument Number 202110010132345, aforesaid Register's Office).

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the fiscal year 2024 and subsequent years, a lien not yet due and payable

2. Rights of tenants in possession, as tenants only, with the right of first refusal or other option to purchase the Property, pursuant to the rent roll attached hereto.

3. Exceptions to Easement dated May 17, 1971, recorded June 23, 1971, in Book 4513, Page 770, in the Register's Office for Davidson County, Tennessee. (Tract I)

4. The following matters as set forth on Plat recorded in Plat Book 4470, Page 31 and Plat Book 4350, Page 56, aforesaid Register's Office: (Tract I)

   50' building setback;
   30' building setback, drainage easement, drainage and sanitary sewer easement; and
   40' railroad easement.

5. Exceptions to Easement of record in Book 4895, Page 826, in the Register's Office for Davidson County, Tennessee. (Tract I)

6. The following matters as set forth on Plat recorded in Plat Book 4595, Page 23, in the Register's Office for Davidson County, Tennessee: (Tract II)

   50' setback;
   30' setback; and
   40' railroad and electric easement.

Tennessee Certification of Electronic Document

I, Kimberly Hagan, 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 October 26, 2023 (date of document).

Affiant Signature

October 30, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 30th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

