Karen Johnson Davidson County
Batch# 1068565 DEEDWARRSP
11/06/2023 08:01:30 AM 6 pgs
Fees: $33.00 Taxes: $113,627.00
20231106-0086397

Prepared by and Return to:	**Property Owner and Mail Tax Bills To:**	**Property Address:**	**Tax Parcel No.:**
Butler Snow LLP Attention: Reed Nunnelee 1020 Highland Colony Parkway, Suite 1400 Ridgeland, MS 39157 (601) 948-5711	EastGroup Tennessee Holdings, LLC 6565 N. McArthur Blvd, Suite 255 Irving, Texas 75039 Attn: Reid Dunbar and David Hicks	526 Myatt Drive, Madison, Davidson County, Tennessee	03400005000

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, EWA MADISON 526 OWNER, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants, bargains, sells and conveys to EASTGROUP TENNESSEE HOLDINGS, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property located in the County of Davidson, State of Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Land**"), together with all of Grantor's right, title and interest in and to the fixtures and improvements located on the Land (the "**Improvements**"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "**Appurtenances**") (the Land, Improvements and Appurtenances collectively referred to as the "**Property**").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions (the "**Permitted Exceptions**") set forth in **Exhibit "B"** attached hereto and made a part hereof for all purposes.

The Property is subject to a Notice of Land Use Restrictions dated August 22, 2022 recorded in the Davidson County, Tennessee Register of Deeds Office on August 23, 2023 as Instrument No. 202208230095183 and enforceable by the Tennessee Department of Environment and Conservation.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Ad valorem taxes for the year of this Deed have been prorated; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.

[*signature page follows*]

RECORDING REQUESTED BY:
FNTG NCS COLORADO
00501155

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on November 3, 2023.

EWA MADISON 526 OWNER, LLC,
a Delaware limited liability company

By: EWA MADISON 526 INVESTOR, LLC,
a Delaware limited liability company,
its sole member

By: EverWest Advisors LLC,
a Delaware limited liability company,
its non-member manager

By: _____
Name: Michael S. Warren
Its: Chief Legal Officer, Secretary

STATE OF COLORADO

COUNTY OF DENVER

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Michael S. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CLO, Secretary of EVERWEST ADVISORS LLC, a Delaware limited liability company, which is the non-member manager of EWA MADISON 526 INVESTOR, LLC, a Delaware limited liability company, which is the sole member of EWA MADISON 526 OWNER, LLC, a Delaware limited liability company, the within named Grantor and that he/she, as such CLO, Secretary, being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself/herself as CLO, Secretary.

WITNESS my hand and seal at office this 1 day of November, 2023.

Julie C Raines
Notary Public

My Commission Expires: August 12, 2025

Julie C Raines
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214032135
MY COMMISSION EXPIRES August 12, 2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is THIRTY MILLION SEVEN HUNDRED TEN THOUSAND and 00/100 DOLLARS ($30,710,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EASTGROUP TENNESSEE HOLDINGS, LLC,
a Delaware limited liability company

By: EastGroup Properties General Partners, Inc.,
a Delaware corporation, its Manager

By: _____
Name: Brent Wood
Title: CFO

By: _____
Name: William D. Gray
Title: VP

Subscribed and sworn to before me this 1st day of November, 2023.

_____
Notary Public

My Commission Expires: October 15, 2024

STATE OF MISSISSIPPI
SANDRA PATTON
ID# 249503
NOTARY PUBLIC
Comm. Expires
Oct. 15, 2024
HINDS COUNTY

[Signature Page 2 of 2 to Special Warranty Deed]

EXHIBIT A

Legal Description

Real property in the County of Davidson, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING THE TRACT ONE, OF THE CONSOLIDATION PLAT OF OZBURN-HESSEY STORAGE COMPANY, INC., OF RECORD IN INSTRUMENT NO. 20050826-0102689. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EWA MADISON 526 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM 526 MYATT, LP, A TEXAS LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20220419-0044876 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 11, 2022 AND RECORDED ON APRIL 19, 2022.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023, a lien due and payable, but not delinquent.

2. Subject to the following matters shown on the Plan of record in Instrument No. 20050826-0102689 Register's Office for Davidson County, Tennessee: 40' drainage easement, 20' perpetual easement for sanitary sewer and/or storm drainage, 50' drainage easement, 30' railroad easement.

3. Easement for Transmission Line of record in Book 1163, Page 587, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210401-0043235, Register's Office for Davidson County, Tennessee.

5. Easement as set forth in document recorded in Book 6237, Page 171, Register's Office for Davidson County, Tennessee.

6. Water Line Easement Agreement of record in Instrument Number 20220118-0006761, in the Register's Office for Davidson County, Tennessee.

7. Notice of Land Use Restrictions of record in Instrument Number 20220823-0095183, in the Register's Office for Davidson County, Tennessee.

8. Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.

202311060086397

Tennessee Certification of Electronic Document

I, Chandra R. Nay, do hereby make oath that I am a licensed attorney and/or 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 November 3, 2023 (date of document).

Chandra R Nay
Affiant Signature

Nov. 3, 2023
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 3 day of November, 2023.

Stephanie K Taylor
Notary's Signature

My Commission Expires: 9-15-2024

STEPHANIE K TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084027122
MY COMMISSION EXPIRES SEPTEMBER 15, 2024