4th

Karen Johnson Davidson County
Batch# 1081670 DEEDWARRSP
12/13/2023 04:05:30 PM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20231213-0096385

This instrument prepared by:

Troutman Pepper Hamilton Sanders LLP
301 S. College Street, 34th Floor
Charlotte, North Carolina 28202
Attention: Michael F. Tomlinson

After recording return to:

Benevolent Healthcare Foundation
10377 East Geddes Avenue, Suite 200
Centennial, Colorado 80112
Attn: Douglas Jackson

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Tax Parcel Number:
Benevolent Healthcare Foundation 10377 East Geddes Avenue, Suite 200 Centennial, Colorado 80112 Attn: Douglas Jackson	Benevolent Healthcare Foundation 10377 East Geddes Avenue, Suite 200 Centennial, Colorado 80112 Attn: Douglas Jackson	092-011-021.00 092-011-022.00

THIS INDENTURE, made and entered into this 12th day of December, 2023, by and between **CACP BUILDING LLC**, a Delaware limited liability company ("**Grantor**") and **BENEVOLENT HEALTHCARE FOUNDATION**, a Colorado nonprofit corporation ("**Grantee**").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All that certain real estate as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those certain matters set forth on Exhibit B attached (the "**Permitted Exceptions**"), to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

CACP BUILDING LLC,
a Delaware limited liability company

By: _____
Name: Brad Cummings
Title: Authorized Signatory

STATE OF COLORADO

COUNTY OF DENVER

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Authorized Signatory of CACP Building LLC, Brad Cummings.

Date: November 22, 2023

_____
Notary Public
Printed/Typed Name: Nichole Fischer

My Commission Expires: August 14, 2027

[Notary Seal]

NICHOLE C. FISCHER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114030162
MY COMMISSION EXPIRES AUG 14, 2027

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat of 2309 and 2315 Clifton Avenue of record in Plat Instrument No. 20230313-0018182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to CACP Building LLC, a Delaware Limited Liability Company by Special Warranty Deed from Univar Solutions USA Inc., a Washington Corporation, formerly known as Univar USA Inc. of record in Instrument No. 20211014-0138196, Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on October 14, 2021.

Being a portion of the same property conveyed to CACP Building, LLC, a Delaware Limited Liability Company by Quitclaim Deed from Univar Solutions USA Inc., a Washington Corporation, formerly known as Univar USA Inc. of record in Instrument No. 20211014-0138197, Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on October 14, 2021.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20230313-0018182, Register's Office of Davidson County, Tennessee.

3. Notice of Land Use Restrictions of record in Instrument Number 20110128-0007783, in the Register's Office for Davidson County, Tennessee, as amended by that certain Notice of Amendment of Land Use Restricted of record in Instrument Number 202312130096289, in the Register's Office for Davidson County, Tennessee.

4. Covenant Not to Sue and Indemnify of record in Instrument Number 20211014-0138198, in the Register's Office for Davidson County, Tennessee.

5. Restrictions of record as Instrument Number 20220818-0093663, in the Register's Office for Davidson County, Tennessee.

6. Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its Charter.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Chicago Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2023.

_____
Notary Public

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-24-2025

Tennessee Certification of Electronic Document

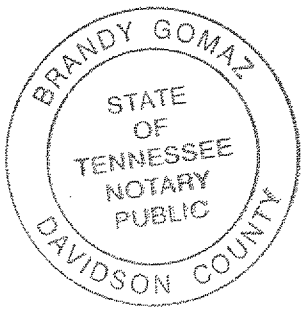
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 12, 2023 (date of document).

Affiant Signature

12/13/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of December, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25