RECORDING INFO	STATE OF Tennessee) COUNTY OF Williamson)
Karen Johnson Davidson County Batch# 1083990 DEEDWARRSP 12/20/2023 08:38:30 AM 7 pgs Fees: $38.00 Taxes: $26,362.50 20231220-0097989	The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,125,000.00.00. Robin Shake Affiant Sworn to and subscribed before me this 19th day of December, 2023. Notary Public My Commission Expires: 7/19/25
PREPARED BY AND RETURN TO: Troutman Pepper Hamilton Sanders c/o Adrian D. Boddie 301 S College Street, Suite 3400 Charlotte, NC 28202	

MEAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
56 WDP OWNER, LLC c/o 56 WDP Member LLC 7121 Fairway Drive, Suite 410 Palm Beach Gardens, Florida 33418 Attn: General Counsel And: c/o Woodfield Development Company, LLC 8045 Arco Corporate Drive, Suite 108 Raleigh, North Carolina 27617 Attention Margaret Smith Ford	New Owner	060-15-0-047.00 060-15-0-048.00 060-15-0-049.00 060-15-0-050.00 060-15-0-051.00 060-15-0-023.00 060-15-0-042.00 060-15-0-043.00 060-15-0-044.00 060-15-0-045.00

THIS SPECIAL WARRANTY DEED is made and effective as of the 19th day of December, 2023 (the "***Effective Date***"), by and between:

DICKERSON NASHVILLE OWNER, LP, a Tennessee limited partnership ("***Grantor***"); and

56 WDP OWNER, LLC, a Delaware limited liability company ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by reference ("***Tract 1***"). This is unimproved property commonly known as 2600, 2604, & 0 Dickerson Pike, Nashville, TN 37207.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit B attached hereto and incorporated herein by reference ("***Tract 2***"). This is unimproved property commonly known as 2405 Plum Street, Nashville, TN 37207.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate, situated in the County of Davidson, State of Tennessee, described in Exhibit C attached hereto and incorporated herein by reference ("***Tract 3***" and together with Tract 1 and Tract 2, the "***Property***"). This is unimproved property commonly known as 0 Plum Street, Nashville, TN 37207.

This conveyance is made and accepted subject to all covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that affect the Property that were recorded prior to the recordation of this Deed in the office of the Register's Office for Davidson County (the "***Exceptions***").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the Exceptions or as otherwise set forth herein, the Property is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise, and excluding claims arising out of the Exceptions.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed or have caused the same to be executed as of the Effective Date.

GRANTOR:

DICKERSON NASHVILLE OWNER, LP,
a Tennessee limited partnership

By: Dickerson Nashville Owner G.P., LLC, a Delaware limited liability company, its general partner

By: _____
Name: Margaret S. Ford
Title: Vice President

STATE OF ~~MARYLAND~~ _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of ~~MARYLAND,~~ certify that Margaret S. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally came before me this day and acknowledged that she is the Vice President of Dickerson Nashville Owner G.P., LLC, the general partner of DICKERSON NASHVILLE OWNER, L.P., the within named grantor, and that she, in such capacity and being authorized to do so, executed the foregoing on behalf of said entities.

Witness my hand and official seal, this ____ day of ~~December~~, 2023.

Notary Seal

_____, Notary Public

_____
(Printed Name of Notary)

Commission Expires: _____

[Exhibits continue on following page; the remainder of this page intentionally left blank]

EXHIBIT A
TRACT 1 LEGAL DESCRIPTION

TRACT 1:
Land in Davidson County, Tennessee, described as follows:

Being Lots 7, 8, 9, 10, and 11 on the plan of Jones and Hart's Subdivision, as of record in Plat Book_332,_Page_43, Register's Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

LESS & EXCEPT the right-of-way of Dickerson Pike, an 80 foot public right-of-way

More particularly described as follows:

Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:

BEGINNING at a new iron rod at the intersection of the westerly right-of-way line of Dickerson Pike and the northerly right of way line of Rock Street;

THENCE North 81 degrees 20 minutes 41 seconds West, 202.29 feet to a new iron rod at the intersection of said Rock Street northerly right of way line with the easterly right of way line of Alley No. 1078 having a 15-foot wide right of way;

THENCE, leaving said northerly right of way line of Rock Street with the easterly right-of-way line of Alley No. 1078, North 17 degrees 24 minutes 40 seconds East, 535.05 feet to a new iron rod at the southerly right of way line of Lemuel Road;

THENCE, leaving said easterly right-of-way line of Alley No. 1078 with the southerly line of Lemuel Road, South 61 degrees 21 minutes 38 seconds East, 195.82 feet to a new iron rod at the westerly right-of-way line of Dickerson Pike;

THENCE, leaving said southerly line of Lemuel Road with said westerly right-of-way line of Dickerson Pike, South 16 degrees 26 minutes 38 seconds West, 466.20 feet to the **POINT OF BEGINNING**.

Containing 98,102 square feet or 2.25 acres, more or less.

EXHIBIT B
TRACT 2 LEGAL DESCRIPTION

TRACT 2:
Land in Davidson County, Tennessee, described as follows:

Being Lot 12 on the plan of Jones and Hart's Subdivision, as of record in Plat Book_332,_Page_43, Registers Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

More Particularly described as follows:

Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:

BEGINNING at a new iron rod on the easterly right of way line of Plum Street at the common corner of Lots 12 and 13;

THENCE, with said easterly right of way line of Plum Street, North 16 degrees 36 minutes 03 seconds East, 216.00 feet to a new iron rod at the southerly right of way line of Lemuel Road;

THENCE, leaving said easterly right-of-way line of Plum Street with the southerly line of Lemuel Road, South 61 degrees 21 minutes 38 seconds East, 222.50 feet to a new iron rod at the westerly right-of-way line of Alley No. 1078;

THENCE, leaving said southerly right of way line of Lemuel Road with said westerly right-of-way line of Alley No. 1078, South 17 degrees 24 minutes 40 seconds West, 142.71 feet to a new iron rod at the northeast corner of Lot 13;

THENCE, leaving said westerly right of way line of Alley No. 1078 with Lot 13, North 80 degrees 30 minutes 42 seconds West, 217.26 feet to the **POINT OF BEGINNING**.

Containing 38,856 square feet or 0.89 acre, more or less.

EXHIBIT C
TRACT 3 LEGAL DESCRIPTION

TRACT 3:
Land in Davidson County, Tennessee, described as follows:

Being Lots 13, 14, 15, and 16 on the plan of Jones and Hart's Subdivision, as of record in Plat Book_332,_Page_43, Register's Office for Davidson County, Tennessee, to which plat reference is made for more detailed descriptions of said Lots.

More particularly described as follows:

Being land in the City of Nashville, Urban Services District, Second Councilmanic District of Davidson County, Tennessee, generally being located between Dickerson Pike and Plum Street, and between Rock Street and Lemuel Road, being more particularly described as follows:

BEGINNING at a new iron rod on the easterly right of way line of Plum Street at the common corner of Lots 12 and 13;

THENCE, leaving said easterly right of way line of Plum Street with Lot 12, South 80 degrees 30 minutes 42 seconds East, 217.26 feet to a new iron rod on the westerly right of way line of Alley No. 1078, same being the southeast corner of said Lot 12;

THENCE, with said westerly right-of-way line of Alley No. 1078, South 17 degrees 24 minutes 40 seconds West, 397.63 feet to a new iron rod on the northerly right of way line of Rock Street;

THENCE, leaving Alley No. 1078 with the northerly right of way line of Rock Street, North 81 degrees 20 minutes 41 seconds West, 212.00 feet to a new iron rod at the intersection of said Rock Street northerly right of way line with the easterly right of way line of Plum Street;

THENCE, leaving said northerly right of way line of Rock Street with the easterly right-of-way line of Plum Street North 16 degrees 36 minutes 03 seconds East, 400.00 feet to the POINT OF BEGINNING.

Containing 84,776 square feet or 1.95 acres, more or less.

Being the same property conveyed to Dickerson Nashville Owner, L.P., a Tennessee limited partnership by Special Warranty Deed from Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the Frank L. Hastings Family Trust created under the last will and testament of Frank L. Hasting, Connie Lynn Hughes and Cynthia Ann Henry, Co-Executrixes of the estate of Bobbie Sue Hastings and Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the Bobbie Sue Hastings Qualified Marital Trust, created under the last will and testament of Frank L. Hastings of record in Instrument No. 20220718-0081685 Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 18, 2022.

Tennessee Certification of Electronic Document

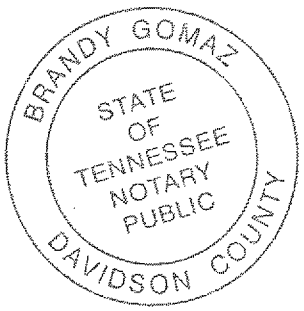
I, Will Rogers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19, 2023 (date of document).

Affiant Signature

December 19 , 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of December, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25