THIS INSTRUMENT WAS PREPARED BY:

Gibson, Dunn & Crutcher LLP
One Embarcadero Center, #2600
San Francisco, CA 94111
Attention: Allison Kidd

Karen Johnson Davidson County
Batch# 1165818 DEEDWARRSP
08/02/2024 12:18:30 PM 8 pgs
Fees: $43.00 Taxes: $234,950.00
20240802-0058870

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Lone Oak – Nashville II, L.LC. 6250 North River Road, Ste 9000 Rosemont, Illinois 60018	Lone Oak – Nashville II, L.LC.	071 13 0 003.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, G&I IX 245 GREAT CIRCLE LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto LONE OAK – NASHVILLE II, L.L.C., a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 245 Great Circle Road, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 1st day of August, 2024.

GRANTOR:

G&I IX 245 GREAT CIRCLE LLC,
a Delaware limited liability company

By: _____
Name: Keith Edwards
Title: Senior Vice President

[Signature Page to Special Warranty Deed]

This certificate pertains to a two page document dealing with/entitled Special Warranty Deed and signed on August 1, 2024

Acknowledgment in a Representative Capacity

State of Georgia

County of Fulton

This record was acknowledged before me on July 29, 2024
Date

by Keith Edwards
Printed name of individual signing document

as Senior Vice Presitent
(type of authority, such as attorney-in-fact, officer, or trustee)

of G&I IX 245 GREAT CIRCLE LLC
(name of party on behalf of whom record was executed)

who is

X personally known

or

_____ proved to me on the basis of satisfactory evidence to be the person

who appeared before me.

(signature of notary public)

Notary Public, State of Georgia Stamp/Seal

My commission expires: _____

VANESSA ANGULO
Notary Public, Georgia
Dekalb County
My Commission Expires
February 13 2027

[Signature Page to Special Warranty Deed]

STATE OF GEORGIA)
COUNTY OF Fulton)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Sixty-Three Million Five Hundred Thousand and 00/100 Dollars ($63,500,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 29 day of July, 2024.

VANESSA ANGULO
Notary Public, Georgia
Dekalb County
My Commission Expires
February 13, 2027

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING RECORDED AS RESUBDIVISION OF PART OF BLOCK "H", SECTION NO. 1, METROCENTER, TRACT 13, IN BOOK 4660, PAGE 87, AS CORRECTED IN BOOK 4793, PAGE 598, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EAST RIGHT-OF-WAY OF GREAT CIRCLE ROAD (84' WIDE RIGHT-OF-WAY), SAID IRON ROD LYING NORTHWESTERLY 443.59 FEET, MORE OR LESS, ALONG SAID RIGHT-OF-WAY FROM THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF VANTAGE WAY EXTENDED (80' WIDE RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY OF GREAT CIRCLE ROAD; THENCE WITH THE EAST RIGHT-OF-WAY OF GREAT CIRCLE ROAD THE FOLLOWING FOUR CALLS: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,153.00 FEET AND AN ARC LENGTH OF 516.34 FEET, BEING SUBTENDED BY A CHORD OF NORTH 18 DEGREES 23 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 512.04 FEET TO AN IRON ROD (OLD); ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,847.00 FEET AND AN ARC LENGTH OF 355.78 FEET, BEING SUBTENDED BY A CHORD OF NORTH 11 DEGREES 04 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 355.23 FEET TO A POINT; NORTH 16 DEGREES 36 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 352.46 FEET TO AN IRON ROD (OLD); AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 8.92 FEET, BEING SUBTENDED BY A CHORD OF NORTH 17 DEGREES 11 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 8.92 FEET TO AN IRON ROD (OLD); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 72 DEGREES 12 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO AN IRON ROD (OLD); THENCE NORTH 62 DEGREES 45 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 550.00 FEET TO AN IRON ROD (NEW); THENCE NORTH 26 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 329.93 FEET TO A POINT; THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 254.48 FEET TO A POINT; THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 260.30 FEET TO A POINT; THENCE SOUTH 51 DEGREES 11 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 143.68 FEET TO A POINT; THENCE SOUTH 46 DEGREES 25 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 383.50 FEET TO A POINT; THENCE NORTH 37 DEGREES 11 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 173.29 FEET TO A POINT; THENCE SOUTH 34 DEGREES 15 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 606.80 FEET TO A POINT; THENCE SOUTH 62 DEGREES 45 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 1,722.32 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO G&I IX 245 GREAT CIRCLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM CABOT II - TN2M01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201702030011935, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED IN PLAT OF RECORD IN BOOK 4660, PAGE 87, AS CORRECTED IN BOOK 4793, PAGE 598, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Book 4660, Page 87, as corrected in Book 4793, Page 598, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on plat(s) of record in Book 4660, Page 181, in the Register's Office of Davidson County, Tennessee.

5. Warranty Deed of Flowage Easement from Emma Bush, widow; H.C. Bush and wife, Edith Weber Bush; J.W. Bush and wife, Marguerite M. Bush to United States of America, and its assigns forever, of record in Book 2281, Page 631, in the Register's Office of Davidson County, Tennessee.

6. Warranty Deed of Flowage Easement from Emma Bush, widow; H.C. Bush and wife, Edith Weber Bush; J.W. Bush and wife, Marguerite M. Bush to United States of America, and its assigns forever, of record in Book 2290, Page 256, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Right of Way Easement, by and between Kuhn's-Big K Stores Corp., a Tennessee corporation and Colonial Pipeline Company, a Delaware corporation, its successors and assigns, of record in Book 5021, Page 588, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Agreement for Easement Improvements, by and between Kuhn's Big K Stores Corp., a Tennessee corporation and Metrocenter Properties, a joint venture composed of Pathfinder Resources, Inc.; R.C. Mathews, Contractors, Inc.; and R.C.H. Mathews, Jr., of record in Book 5071, Page 980, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Permanent Levee Maintenance Easement and Temporary Right of Entry for Construction Purposes, by and between Service Merchandise Company, Inc. and The Metropolitan Government of Nashville and Davidson County, Tennessee, and its assigns, of record in Instrument No. 200005090047019, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by G&I IX 245 Great Circle LLC, of record in Instrument No. 202010060115915, in the Register's Office of Davidson County, Tennessee.

11. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

12. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

13. Rights of upper and lower riparian owners to the flow of the waters of Cumberland, free from diminution or pollution.

14. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

15. Rights of the following parties in possession as tenants:
    Central Shared Services, LLC
    DART Warehouse Corporation
    DET Beverages, L.L.C.
    Paddywax, LLC

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Blew & Associates, P.A. on behalf of GRS Group an NV5 Company on July 1, 2024, designated as Job No. 23-5758.01/ GRS Project No. 24-67677.67:
    Fence line extends beyond the north property line.

Tennessee Certification of Electronic Document

I, Jessica Braley, 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 August 1, 2024 (date of document).

Affiant Signature

August 1, 2024
Date

State of Massachusetts

County of Suffolk

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 16, 2028

NOTARY'S SEAL

MENINA E. KOCHER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 16, 2028