WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-10-15

(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TSP, LLC	same	147-00-0-041.00
(NAME)	(NAME)	
11 Harding Mall Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, P&M Investment Company, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TSP, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, being further described as follows, to-wit:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot One on the final plat of Harding Mall Village, as of record in Plat Book 7900, page 606, at the Register's Office for Davidson County, Tennessee, and being more particularly d e scribed according to a survey made by Initial Point Land Surveying, Inc., TN Registration No. 231 5, dated June 24, 2009, as follows:
BEGINNING at an existing iron rod at the intersection of the westerly property line of the property of Michael Miller, as of record in Deed Book 10986, page 373, at the Register's Office for Davidson County, Tennessee, also being Lot Three on the final plat of the Resubdivision of Lots Three and Four Harding Mall Village, as of record in Plat Book 7900, page 791, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Harding Plat, width varies; Thence with the northerly right-of-way line of Harding Place, along a curve to the left, with an arc length of 201.66 feet, the radius of which is 1,472.69 feet, the central angle of which is 07 Deg. 50 Min. 44 Sec., the chord of which is South 76 Deg. 03 Min. 09 Sec. West, 201.50 feet to an iron rod set; Thence South 72 Deg. 07 Min. 47 Sec. West, 160.96 feet to a point in the approximate center of Seven Mile Creek; Thence leaving the northerly right-of-way line of Harding Place with the approximate center of Seven Mile Creek, North 27 Deg. 56 Min. 23 Sec. East, 36.52 feet to a point; Thence North 10 Deg. 30 Min. 02 Sec. East, 101.76 feet to a point; Thence North 23 Deg. 05 Min. 15 Sec. East, 147.59 feet to an existing P.K. nail at a corner common with the property of SOSA Properties, LLC, as of record in Instrument Number 20080219-0015778, at the Register's Office for Davidson County, Tennessee, also being Lot 2 on said Final Plat of Harding Mall Village; Thence leaving the approximate center of Seven Mile Creek with the southerly property line of SOSA Properties, LLC, South 70 Deg. 52 Min. 09 Sec. East, 195.06 feet to an existing iron rod; Thence continuing with the southerly property line of SOSA Properties, LLC and with the westerly property line of said Michael Miller, along a curve to the right, with an arc length of 105.93 feet, the radius of which is 100.00 feet, the central angle of which is 60 Deg. 41 Min. 43 Sec., the chord of which is South 40 Deg. 31 Min. 17 Sec. East, 101.05 feet to an existing iron rod; Thence South 10 Deg. 10 Min. 26 Sec. East, 29.86 feet to the Point of Beginning, containing 50,664 square feet (1.163 acres, more or less).

Being the same property conveyed to P&M Investment Company, LLC, a Limited Liability Company, by deed dated December 1, 2010, from SRK Partnership, a Tennessee general partnership, composed of NENR Investments, LLC-401K Profit Sharing Plan f/b/o William G. Wallis, Jr., NENR Investments, LLC-401K Profit Sharing Plan f/b/o William C. Seeley, NENR Investments, LLC-401K Profit Sharing Plan f/b/o Stephen D. Rudd, as shown of record in Instrument No. 20111012030096087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9189, page 351; Book 9189, page 359; and Book 9189, page 368; Register's Office for Davidson County, Tennessee. This conveyance is also subject to an easement and right-of-way for sewer easement of record in Book 6764, page 97; an easement agreement of record in Book 8917, page 587; a cross easement agreement of record in Book 9087, page 101; Re-recorded in Book 9100, page 929; and amended in Book 9776, page 984; and a conveyance to Metro Nashville Davidson County of record in Book 10360, page 284; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

BILL GARRETT, Davidson County
Trans:T20130026986 DEEDWARR
Recvd: 04/03/13 12:24 2 pgs
Fees:13.00 Taxes:2497.50
20130403-0032877

unimproved ☐

This is improved ☒ property, known as 11 Harding Mall Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of April, 2013.

P&M Investment Company, LLC

By: _____

Peter Park, Manager/Member

Attest: _____

Melanie A. Kim-Park, Manager/Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter W. Park, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager/Member of P&M Investment Company, LLC, the within named bargainor and limited liability company, and that he as such Manager/Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, as Member.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 1st day of April, 2013.

Commission expires: 1/19/2015 _____ Notary Public

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie A. Kim-Park, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Manager/Member of P&M Investment Company, LLC, the within named bargainor and limited liability company, and that she as such Manager/Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, as Managaer/Member.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 1st day of April, 2013.

Commission expires: 1/19/2015 _____ Notary Public

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY