SPECIAL WARRANTY DEED

STATE OF Ohio
COUNTY OF Franklin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE June 19 2013.

Beulah C. Howell
Notary Public-State Of Ohio
My Commission Expires
September 8, 2013

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Davidson County DEEDWARRSP
Recvd: 06/21/13 16:23 5 pgs
Fees:28.00 Taxes:3811.00
20130621-0064141

THIS INSTRUMENT WAS PREPARED BY
~~Sidwell, Barrett & Welch, P.C.~~
Stewart Title Company Tennessee Division - Admin, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel L. Kelly	Same	094 13 0 076.00
(NAME) 818 Camino Atalaya	(NAME)	
(ADDRESS) Santa Fe, New Mexico 87505	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Berlin Limited Partnership, an Ohio Limited Partnership**, hereinafter called the GRANTOR(S), with and address of 1795 Brookwood Drive, Akron, OH 44313 have bargained and sold, and by these presents do transfer and convey unto **Rachel L. Kelly**, a married woman as her sole and separate property hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Fesslers Lane and Fesslers Parkway intersection and being the Berlin Limited Partnership Property as recorded as Deed Book 11262, Page 376, in the Register's Office of Davidson County, Tennessee, and also being all of Lot 1 of Fesslers Lane Business Park, Phase III Final Plat as recorded as Plat Book 6900, Page 779, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the easterly right-of-way of Fesslers Lane said monument being a southwesterly corner common to Lot 2 of Fesslers Lane Business Park, Phase III Final Plat as recorded as Plat Book 6900, Page 779, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of Fesslers Lane and continuing along with the southerly line of Lot 2 of Fesslers Lane Business Park, Phase III Final Plat S 80°10'38" E a distance of 294.99' to a new iron pin monument, said monument being a point in the westerly line of Lot 1 of Fesslers Lane Business Park, Phase II Final Plat as recorded as Plat Book 6900, Page 621, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the westerly line of Lot 1 of Fesslers Lane Business Park, Phase II Final Plat, S 10°27'12" W a distance of 291.59' to a new iron pin monument, said monument being a point in the

northerly line of Lot 2 of Resubdivision of Lots 2 and 3 Fesslers Lane Business Park as recorded as Plat Book 6900, Page 678, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the northerly line of Lot 2 of Resubdivision of Lots 2 and 3 Fesslers Lane Business Park the following two calls: N 83°31'57" W a distance of 20.00' to a new iron pin monument;

Thence S 50°40'31" W a distance of 45.55' to a new iron pin monument, said monument being a point in the northerly right-of-way of Fesslers Parkway;

Thence continuing along with northerly right-of-way of Fesslers Parkway the following three calls: with a curve turning to the left with an arc length of 197.91', with a radius of 276.64', with a chord bearing of N 59°45'10" W, with a chord length of 193.71', to a new iron pin monument;

Thence N 80°15'32" W a distance of 24.35' to a new iron pin monument;

Thence with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of N 35°15'32" W, with a chord length of 35.36', to a new iron pin monument, said monument being the easterly right-of-way of Fesslers Lane;

Thence continuing along with the easterly right-of-way of Fesslers Lane the following two calls: N 09°44'28" E a distance of 139.53' to a new iron pin monument;

Thence N 03°17'09" E a distance of 95.76' to a new iron pin monument; which is the point of beginning, having an area of 79,761 square feet, 1.83 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 13, 2013.

Being the same property conveyed to Berlin Limited Partnership, an Ohio Limited Partnership by Deed from James Berlin and wife, Madeline L. Berlin, dated 12/16/1998 and filed for record on 12/21/1998 in Book 11262, Page 376, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances and (2) the exceptions set forth in Exhibit A and incorporated herein by reference.

This is improved ☐ property, known as 328 Fesslers Lane, Nashville, TN 37210-2906

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this the 14TH day of JUNE, 2013.

Berlin Limited Partnership, an Ohio partnership

By it's General Partner: Berlin, LLC, an Ohio Limited Liability Company

By: Terry Lawrence, Managing Director

State of OHIO
County of SUMMIT

Personally appeared before me Terry Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him/herself to be the Managing Director of Berlin, LLC, an Ohio limited liability company the general partner of Berlin Limited Partnership, the within name bargainor, an Ohio limited partnership, and that he/she, as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as Managing Director of the General Partner.

WITNESS my hand and seal this the 14th day of June, 2013.

Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

JUDITH L. ROMAN, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Nov. 12, 2014

EXHIBIT A

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interest that are not listed.

2. All matters as set forth per Plat Book 6900, Page 779, said Register's Office.

3. Declaration of Protective Covenants and owners Association for Fesslers Lane Business Park Nashville, Tennessee of record in Book 6834, Page 921, said Register's Office.

4. Development of Restriction Agreement of record in Book 10086, Page 226, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5765, Page 785, Book 6686, Page 327, said Register's Office.

6. Lease of record in Book 11469, Page 869, said Register's Office.

7. County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

True Copy Certification

I, Rachel K. Odom, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachel Odom
Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandy Jackson, a notary public for this county and state, Rachel K. Odom, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: 11-23-2015

