BILL GARRETT, Davidson County
Trans:T20140033620 DEEDWARRSP
Recvd: 05/14/14 15:21 4 pgs
Fees:23.00 Taxes:3700.00
20140514-0041497

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Glenly LLC
c/o Old Republic Exchange Facilitator Company
500 Ygnacio Valley Road, Suite 170
Walnut Creek, CA 94596
Attn: Reverse Exchange Department

SEND TAX BILL TO:

Same

MAP-PARCEL
Map 118-16
Parcel 4.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **P356 PROPERTIES, LLC,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GLENLY LLC**, a California limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 2926-2930 Kraft Drive, Nashville, Davidson County, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantee is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is to acquire title on behalf of the real party in interest, in a tax deferred exchange under IRC §1031 and Rev. Proc. 2000-37.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 14th day of May, 2014.

P356 PROPERTIES, LLC,
a Tennessee limited liability company

By: _____

Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Rankin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President of P356 PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Vice President.

WITNESS my hand, at office, this 13th day of May, 2014.

_____
NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

_____
Affiant

Subscribed and sworn to before me
this 13th day of May, 2014.

_____
Notary Public
My Commission Expires: 6-21-16

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

33797291/017129-54

EXHIBIT A

PARCEL I

Land in Davidson County, Tennessee, being Lot No. 21 and the northerly one-half (1/2) of Lot 20 on the Map of Sidco Subdivision, of record in Plat Book 2133, page 115, as amended in Book 5842, page 627, said Register's Office.

Said Lot No. 21 and the northerly one-half (1/2) of Lot No. 20 adjoin and front together 150 feet on the easterly boundary of Kraft Drive and run back between parallel lines, 315 feet to a dead line.

PARCEL II

Land in Davidson County, Tennessee being Lot No. 22 and the southerly one-half of Lot 23 on the Map of Sidco Subdivision, of record in Plat Book 2133, page 115, as amended in Book 5842, page 627, said Register's Office.

Said Lot No. 22 and part of 23 front 150 feet on the easterly side of Kraft Drive and extend back between parallel lines 315 feet to the center line of the L & N lead track.

Parcels I and II being part of the same property conveyed to P356 Properties, LLC, a Tennessee limited liability company, by deed from Golden Flake Snack Foods, Inc., a Delaware corporation, of record as Instrument No. 20081126-0115989, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for the year 2014, a lien, but not yet due and payable.

2. Rights of tenant, as tenant only, under that certain unrecorded Lease Agreement, dated November 25th, 2008, between P356 Properties, LLC, as landlord, and Golden Flake Snack Foods, Inc., as Tenant.

3. Rights reserved with reference to uranium, thorium and all other material essential to production of fissionable materials as is fully set out in deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of Sidco Subdivision of record in Plat Book 2133, page 115, amended in Book 5842, page 627, said Register's Office.

5. Mutual Easement of record in Book 5958, page 861, said Register's Office.

6. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4017, page 327, Register's Office for Davidson County, Tennessee, as affected by Exception to Easement as of record in Book 5846, page 715, said Register's Office.

7. Easement as set out in Instrument of record in Book 2293, page 555, said Register's Office.

8. Matters shown on ALTA/ACSM Land Title Survey, dated March 21, 2014, prepared by Timothy Mark Donlon, TN RLS No. 2297, Donolon Land Surveying, Inc., 8120 Sawyer Brown Road, Suite 110A, Nashville, Tennessee 37221, Job No. 214037, and Surveyor's Report, dated March 21, 2014.