Return to

This instrument prepared by:
**P. Flinchum**

| Davidson County DEEDWARRSP<br>Recvd: 05/08/15 08:24 6 pgs<br>Fees:33.00 Taxes:8547.00<br>20150508-0042030 |
|---|

**100 Bloomfield Hills Parkway, Suite 195**
**Bloomfield Hills, Michigan 48304**
**(248)540-4102**

File No.: **694759 BH**

# SPECIAL WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Fourth day of May, 2015**, by and between **Pioneer Nashville, LLC, a California limited liability company, a/k/a Pioneer Nashville, LLC**, party of the first part, and **MANS, LLC, a Michigan limited liability company**, party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **City of Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

**LAND in Davidson County, Tennessee, described as follows:**

**Tract 1:**

**LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Subdivision Plat of Section Three, Jackson Business Park Subdivision, as shown on plat of record in Plat Book 5200, page 559, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Pioneer Nashville, LLC by deed from Pioneer Industries, Inc. of record in Instrument No. 201209130083005, Register's Office for Davidson County, Tennessee.**

**Tract 2:**

**Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:**

**Beginning at an iron rod set on the easterly right-of-way line of Interstate 24 at a corner common with Lot 3 of said Section Three, Jackson Business Park;**

**Thence with the easterly right-of-way line of Interstate 24, North 41 deg. 45 min. 18 sec. West, 704.30 feet to an existing concrete right-of-way monument at a corner common with the property conveyed to L. Hunter Burkitt, Jr. of record in Book 5378, page 757; Book 5237, page 600; Book 7227, page 207;**

**Thence with the southerly property line of said Burkitt; South 82 deg. 49 min. 04 sec. East, 596.94 feet to an iron rod set on the westerly property line of John H. Moore, et ux of record in Book 542, page 291;**

**Thence with the westerly property line of Moore, South 03 deg. 45 min. 11 sec. West, 363.20 feet to an iron rod set at a corner common with said Lot 3, Section Three, Jackson Business Park Subdivision;**

**Thence with the northerly line of said Lot 3, South 48 deg. 22 min. 55 sec. West, 133.03 feet to the point of beginning, containing 155,056 square feet or 3.560 acres more or less.**

**Being the same property conveyed to Pioneer Nashville, LLC by Deed from Pioneer Nashville II, LLC of record in Instrument No. 20120913008306, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to party of the first part, herein shown in:
Book **20120913**, Page No.: **0083005 and Book 20120913, Page No.: 0083006**: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **17500014500 (Tract 1) and 17500014700 (Tract 2)**

**X** Improved OR
Unimproved property located at: **3048 Owen Drive, 12948 Old Hickory Blvd, City of Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

**Pioneer Nashville, LLC, a California limited liability company, a/k/a Pioneer Nashville, LLC**

**By:** FRANK CHEN,
**Its:** MANAGER

State of _____

County of _____

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared _____ with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **Himself/Herself** to be the _____ of **Pioneer Nashville, LLC, a California limited liability company, a/k/a Pioneer Nashville, LLC**, the within named bargainer, a corporation, and that **he/she/they** as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **himself/herself** as such _____ of **Pioneer Nashville, LLC, a California limited liability company, a/k/a Pioneer Nashville, LLC.**

Witness my hand and Notarial Seal at office this _____ **day of** _____, **2015.**

_____
Notary Public

See Attached.

My Commission Expires: _____

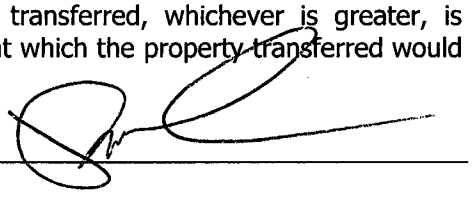
**********

Owner's Name: **MANS, LLC**

and Address: **30100 Beck Rd.**
**Wixom, MI 48393**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**MANS, LLC**
**30100 Beck Rd.**
**Wixom, MI 48393**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**2,310,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

Subscribed and sworn ~~to before me~~ this _____ **day of** _____**, 2015.**

Notary Public

My Commission ~~Expires~~: _____

See attached.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Los Angeles )

On April 29, 2015 before me, Tory Alexandra Coffin, Notary Public,
(here insert name and title of the officer)

personally appeared Frank Chen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TORY ALEXANDRA COFFIN
COMM. #2102314
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 6, 2019

Signature Tory Alexandra Coffin (Seal)

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)

_____

- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

## Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
- ○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
- ☐ _____

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# TRUE COPY CERTIFICATION

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King, Notary Public

My commission Expires: 6/20/2017

(affix Notary seal)

