This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #21942-6D
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
JDJP DEVELOPMENT, LLC, a Mississippi limited liability company and HP TOWER INVESTORS, LLC, a Mississippi limited liability company 200 North Congress Street – Suite 500 Jackson, MS 39211 Attention: Justin J. Peterson	Same	106-04-0-020-00

BILL GARRETT, Davidson County
Trans:T20150074130 DEEDWARRSP
Recvd: 09/01/15 09:03 5 pgs
Fees:28.00 Taxes:9342.50
20150901-0088428

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 27th day of August 2015 by and between PBP MANAGEMENT, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and JDJP DEVELOPMENT, LLC, a Mississippi limited liability company ("JDJP") and HP TOWER INVESTORS, LLC, a Mississippi limited liability company ("HP Tower"), (collectively hereinafter referred to as "Grantees").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantees as tenants-in-common the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Pinnacle Business Products, LLC, a Tennessee limited liability company by Special Warranty Deed dated June 25, 2009 from VF Imagewear, Inc., a Delaware corporation of record in Instrument No. 20090630-0061065, Register's Office for Davidson County, Tennessee, subject to Pinnacle Business Products, LLC being now known as PBP Management, LLC, a Tennessee limited liability company, by Articles of Amendment to the Articles of Organization, of record in Instrument No. 20131025-0111202, said Register's Office.

THIS is improved property known as 749 Massman Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantees that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

PBP MANAGEMENT, LLC,
a Tennessee limited liability company

By: _____
Name: David S. Pope
Its: President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David S. Pope with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Sole Member of PBP MANAGEMENT, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such President and Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as President and Sole Member.

WITNESS my hand, at office, this 27th day of August, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,525,000.00.

_____
Affiant

Subscribed and sworn to before me
this 27th day of August, 2015.

Jessica D. Puckett
Notary Public
My Commission Expires Sept. 11th 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 29 of the Metropolitan Industrial Park, Section Twenty-Two, as of record in Plat Book 4300, Page 46, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Massman Drive, 60 feet in width, at a corner common with Lot 30 of Metropolitan Industrial Park, Section Twenty-Three, as of record in Plat Book 4300, Page 47, at the Register's Office for Davidson County, Tennessee, also being the same property conveyed to 741 Nashville Limited Partnership, as of record in Instrument Number: 20131010-0106598, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Massman Drive, with a curve to the left, along an arc length of 343.23 feet, the central angle of which is 70 deg 14 min 02 sec, the radius of which is 280.00 feet, the chord of which is South 16 deg 08 min 30 sec East, 322.14 feet to an existing iron rod;

Thence South 51 deg 19 min 38 sec East, 105.47 feet to an existing iron rod, at a corner common with Lot 64 of the Metropolitan Industrial Park, Section Fifty-five, as of record in Plat Book 6050, Page 113, at the Register's Office for Davidson County, Tennessee, also being the same property of Buchanan Station Partners, G.P., as of record in Instrument Number: 20110815-0062714, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Massman Drive, with the westerly property line of said Lot 64, South 38 deg 38 min 45 sec West, 150.00 feet to an existing iron rod, witness point, for a total distance of 248.56 feet, to the center of Mill Creek, at a corner common with the property of Imseven, LLC, as of record in Instrument Number: 20071107-0131448, at the Register's Office for Davidson County, Tennessee;

Thence with the center line of Mill creek and with the northerly property line of Imseven, LLC, North 65 deg 22 min 24 sec West, 308.70 feet to a point, at a corner in the property of Lot 2 of the Second Revision of Lot 1, Wright Industries, as of record in Instrument Number: 20041215-0149129, at the Register's Office for Davidson County, Tennessee, also being the property of Elm Hill Partners, L.P., as of record in Instrument Number: 20051116-0138720, at the Register's Office for Davidson County, Tennessee;

Thence North 48 deg 57 min 24 sec West, 392.67 feet to a point;

Thence North 41 deg 07 min 24 sec West, 216.00 feet to a point;

Thence North 07 deg 56 min 36 sec East, 130.00 feet to a point, at a corner in the property of Lot 3 of the Second Revision of Lot 1, Wright Industries, also being the property of Summit Holladay Partners, LLC I, as of record in Instrument Number: 20080603-0056763, at the Register's Office for Davidson County, Tennessee;

Thence continuing with the center of Mill Creek, and with the easterly property line of said Lot 3, North 25 deg 34 min 45 sec East, 261.23 feet to a point, at a corner common with said Lot 30;

Thence leaving the center of Mill Creek, with the southerly property line of said Lot 30, South 51 deg 25 min 39 sec East, 80.89 feet to an existing concrete monument, witness point, for a total distance of 416.37 feet to an existing iron rod;

Thence South 71 deg 02 min 19 sec East, 260.00 feet to the POINT OF BEGINNING. Containing 375,149 square feet or 8.612 acres more or less.

Included in the foregoing legal description, but excluded from this conveyance is the tract of land more commonly known as the Historic Buchanan Station Cemetery, described as follows, to wit:

BEING a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee, and being Lot 1 of Buchanan Cemetery, not recorded. Tract being bounded on the East by Lot 64 of Metropolitan Industrial Park, Section 55, as recorded in Plat Book 6050, Page 113, Register's Office of Davidson County (hereinafter "RODC"), being Buchanan Station Partners, GP, as recorded in Instrument No. 201108150062714, RODC; bounded on the South by Imseven, LLC, as recorded in Instrument No. 200711070131448, RODC, and by Lot 2 of Second Revision of Lot 1, Wright Industries, as recorded in Instrument No. 200412150149129, RODC, being Elm Hill Partners, LP, as recorded in Instrument No. 200511160138720, RODC; bounded on the West by a portion of Lot 29 of Metropolitan Industrial Park, Section 22, as recorded in Plat Book 4300, Page 46, being Pinnacle Business Products, LLC (its name having since changed to PBP Management, LLC), as recorded in Instrument No. 200906300061065, RODC; and bounded on the North by Right-of-Way (hereinafter "ROW") of Massman Drive. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "#4162 JMO" cap lying on said ROW of Massman Drive, being the common corner of said Lot 1 and Lot 64; thence, along the common line of said Lot 64 South 38° 41' 57" West 249.00 feet to a set point lying in the approximate centerline of Mill Creek; thence, along said approximate centerline of Mill Creek and the common line of said Imseven, LLC, and Lot 2 with the following: North 65° 19' 03" West 310.00 feet to a set point; thence, North 48° 54' 03" West 51.91 feet to a set point; thence, leaving said centerline and along the common line of said portion of Lot 29 with the following: North 41° 05' 57" East 79.88 feet to a set point; thence, with a curve to the left having a length of 266.68 feet, a central angle of 75° 48' 55", a radius of 201.54 feet, a tangent of 156.94 feet, and having a chord bearing and distance of North 88° 02' 13" East 247.65 feet to a set point; thence, North 72° 51'54" East 22.52 feet to a set point; thence, North 37° 03' 07" East 65.83 feet to a set point; thence, along said ROW of Massman Drive with a following: on a curve to the left having a length of 45.87 feet, a central angle of 09° 23' 13", a radius of 280.00 feet, a tangent of 22.99 feet, and having a chord bearing and distance of South 46° 40' 04" East 45.82 feet to a found ¾" iron rod; thence, South 51° 18' 03" East 105.00 feet to the point of BEGINNING. Tract contains 63,691 square feet or 1.46 acres. Bearings based on Tennessee State Plane Coordinating System.

Tract described above is shown and depicted upon an unrecorded Final Plat of Buchanan Cemetery (which is not anticipated to ever be recorded) prepared by Robert Searson, Tennessee Registered Land Surveyor No. 1666, Littlejohn Engineering Associates, dated July 15, 2013.

The above described Historic Buchanan Station Cemetery having been conveyed by donation to Metropolitan Government of Nashville and Davidson County, Tennessee, as contemplated and approved in Metro Council Bill No. BL2013-528, by Quitclaim Deed dated August 10, 2015, of record in Instrument No. 20150813-0081001, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 106-04-0-020.00.

(b) Right of tenant in possession, as tenant only, pursuant to unrecorded lease.

(c) Matters shown on the Plan of Record in Book 4300, Page 46, Register's Office for Davidson County.

(d) Sanitary Sewers and/or Storm Drainage Easement, Book 3770, Page 251, said Register's Office, as shown on the Survey.

(e) Easement for the flow of Mill Creek.

(f) Easement for the right-of-way of L & N Railroad, formerly the Nashville Chattanooga and St. Louis Railway of record in Minute Book 4, Page 499, Circuit Court, as shown on the Survey.

(g) Easement for transmission lines granted City of Nashville acting by and through the Electric Power Board of the City of Nashville, in Book 2017, Page 589.

(h) Subject to the easements stated in the deed in Book 4410, Page 251, as shown on the Survey.

(i) Matters shown on the ALTA/ACSM Land Title Survey of Lot 29, Metropolitan Industrial Park, Section Twenty-Two, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated August 25, 2015 as Job Number 15105CW (the "Survey").