Davidson County DEEDWARRSP
Recvd: 01/13/16 15:16 5 pgs
Fees:28.00 Taxes:15355.00
20160113-0003741

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

File #27897-1
Box #14

| NEW OWNER AND MAIL TAX BILLS TO | PROPERTY ADDRESS | MAP / PARCEL |
|---|---|---|
| HP TOWER INVESTORS, L.L.C.,<br>a Mississippi limited liability company<br>102 Business Park Drive, Suite A<br>Ridgeland, MS 39157<br>Attention: Justin J. Peterson | 1630 Corporate Place<br>Lavergne, Tennessee<br>37086 | 18300005300 |

# SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 12th day of January 2016 by and between J. PATRICK BRAKEFIELD, Trustee with full power to transfer, sell convey, mortgage or otherwise encumber without the joinder of any beneficiary, and BENTZ PROPERTIES, LLC, a Florida limited liability company (hereinafter collectively referred to as "Grantors"), and HP TOWER INVESTORS, L.L.C., a Mississippi limited liability company ("HP Tower"), (hereinafter referred to as "Grantee").

## 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, Grantors have bargained and sold, and do hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Lavergne, 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 the same property conveyed to J. Patrick Brakefield, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, as to an undivided 73.3% interest, L. Earl Bentz, as to an undivided 16.7% interest, and Carmen Jenkins Bentz, as to an undivided 10% interest, by Warranty Deed dated October 30, 2006, from SSLJ, LLC, a Missouri limited liability company, of record in Instrument No. 20061101-0135717, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded as Instrument No. 20130110-0003366, dated December 27, 2012, Carmen Jenkins Bentz conveyed her interest in the property to L. Earl Bentz. The said L. Earl Bentz further conveyed his interest to Bentz Properties, LLC, a Florida limited liability company by Quitclaim Deeds, of record in Instrument No. 20130110-0003367 dated December 27, 2012, and Instrument No. 20130612-0059994 dated May 29, 2013, said Register's Office.

THIS is improved property, known as 1630 Corporate Place, LaVergne, TN 37086.

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

Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have 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 Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, 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 Grantors have executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

J. Patrick Brakefield, Trustee with full power to transfer, sell convey, mortgage or otherwise encumber without the joinder of any beneficiary

BENTZ PROPERTIES, LLC,
a Florida limited liability company

By: Lewis S. Agnew, Jr., Authorized Agent
Name: Lewis S. Agnew, Jr.
Its: Authorized Agent

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Patrick Brakefield, Trustee with full power to transfer, sell convey, mortgage or otherwise encumber without the joinder of any beneficiary, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 12th day of January, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lewis S. Agnew, Jr. with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of BENTZ PROPERTIES, LLC, a Florida limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Authorized Agent.

**WITNESS** my hand, at office, this 12th day of January, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $4,150,000.00.

Affiant

Subscribed and sworn to before me
this 12th day of January, 2016.

Jessica P. 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 parcel of land in the second civil district, thirty second councilmanic district, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Corporate Place and J.P. Hennessy Drive, being Lot No.1 as shown on the Plan of Section IX, Interchange City Industrial Park, as record in Book 4460, Page 162, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Westerly Right-of-Way line of J. P. Hennessey Drive, said point being Southerly Terminus of a curve return to Corporate Place; Thence, with said Right-of-Way Line of J.P. Hennessey Drive South 26 degrees 51 minutes West, 189.80 feet to a point; Thence, continuing with said right-of-way line with a curve to left 206.34 feet to a point, said curve having a central angle of 05 degrees 03 minutes 31 seconds, a radius of 2,321.83 feet, a tangent of 103.24 feet and a chord of South 24 degrees 18 minutes 15 seconds West, 206.28 feet; Thence, leaving said right-of-way line with the Northerly line of Lot No. I, as shown on the Plan of Section 24, Interchange City Industrial Park as of record in Book 5200, Page 137, in the Register's Office of Davidson County, Tennessee, and the Northerly line of property conveyed to Hennessy Industries, Inc., by deed of record in Book 5835, Page 926, in the Register's Office of Davidson County, Tennessee, North 75 degrees 28 minutes West, 700.00 feet to a point; Thence, leaving said line with the Easterly line of property conveyed to Joseph Hays Wilsatt by deed of record in Book 7167, Page 624, in the Register's Office of Davidson County, Tennessee, North 14 degrees 32 minutes East, 450.00 feet to a point in the Southerly right-of-way of Corporate Place; Thence, with said right-of-way line the following calls: South 75 degrees 28 minutes East, 512.20 feet to a point; thence with a curve to the right 198.83 feet to a point; said curve having a central angle of 12 degrees 19 minutes, a radius of 924.93 feet; a tangent of 99.80 feet and a chord of South 69 degrees 18 minutes 30 seconds East, 198.45 feet; thence, South 63 degrees 09 minutes East, 48.00 feet to a point; thence with a curve to the right of 39.27 feet to the point of beginning, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of South 18 degrees 09 minutes East, 35.36 feet.

**EXHIBIT B**
**PERMITTED ENCUMBANCES**

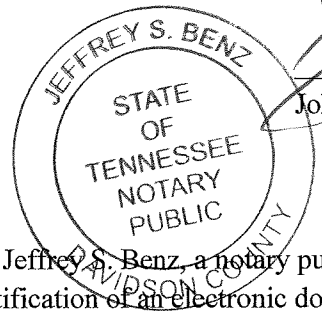
1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 18300005300.

2. All Matters shown on the Plan of record in Book 4460, Page 162, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession, as tenants only, under unrecorded leases.

4. Matters shown on the ALTA/ACSM Survey by Barge, Waggoner, Sumner & Cannon, Inc., John M. Duffer, R.L.S. #1431, dated September 16, 1998, revised June 19, 2001, revised June 26, 2001, revised October 4, 2006, and revised December 8, 2015, bearing Job No. 3320401.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.




John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019