WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, of this transfer is $5,450,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of March, 2016.

Notary Public

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/31/16 13:49 5 pgs
Fees:28.00 Taxes:20165.00
20160331-0030600

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pacific-35th & Peoria, LLC C/O Levine Investments Limited Partnership 2201 East Camelback Rd., STE 650 Phoenix, AZ 85016	Pacific-35th & Peoria, LLC C/O Levine Investments Limited Partnership 2201 East Camelback Rd., STE 650 Phoenix, AZ 85016	092-11-0 289.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Pacific-35th & Peoria, LLC, an Arizona limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached "Exhibit A"

This property is also known as improved property located at 349 21st Avenue North, Nashville, TN 37203.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS our hands on March 31, 2016.

[Signatures appear on following page]

The Metropolitan Government of Nashville and Davidson County, Tennessee:

By: _____
Steve Berry
Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named, Steve Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, Tennessee, and that he, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of The Metropolitan Government of Nashville and Davidson County, Tennessee for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2016.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 9-11-17

"EXHIBIT A"
Legal Description

Tract 1

Land in Davidson County, Tennessee, being Lot No. 129 of Block 10 on the Map of Division "B" of the Murphy Land Company, as of record in Book 161, Page 126, Register's Office for said County, which said Plan shows said property divided into Blocks, but not into Lots.

According to an unregistered copy of a survey of said Blocks divided into Lots, said Lot No. 129 fronts 50 feet on the Westerly side of 21st Avenue, North, and runs back between parallel lines, parallel to and 306 feet North of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to City of Nashville by Warranty Deed from Jean Marie C. Buckner, as recorded on the 8th day of January, 1962 in Deed Book 3316, Page 625, in the Register's Office of Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 130 of Block No. 10 of Division "B" in the Murphy Land Company's Plan, as of record in Book 161, page 126, of the Register's Office for said County.

Said Lot No. 130 fronts 50 feet on the Westerly side of 21st Avenue, North, formerly Vanderbilt Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed by Circuit Court Rule #66087, in the Circuit Court of Davidson County, Tennessee.

Tract 3

Being Lot No. 131 and the Southerly 10 feet of Lot No. 132, part of Block No. 10 on the Plan of the Murphy Land Company's Property, Division "B". Said plan is of record in book No. 161, page 126, Register's Office for Davidson County, Tennessee, and shows said property divided into large blocks, but does not show the Subdivision of the Blocks into small lots. According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said lot No. 131 and Southerly part of Lot No. 132 front together 60 feet on the Westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to City of Nashville by Warranty Deed from Irene S. Francis, as recorded on the 29th day of November, 1961 in Deed Book 3312, Page 129, in the Register's Office of Davidson County, Tennessee.

Tract 4

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 132 of Block No. 10 in Division "B" of the Murphy Land Company's Property, a plan of which is of record in Book 161, Page 126, Register's Office for said County, described as follows:

Beginning at the Southwest corner of Cedar Street and 21st Avenue, North, formerly Vanderbilt Avenue, thence with the Southerly margin of said Street Westerly 174 (1/2) feet to the Easterly margin of an alley; thence with said alley Southerly 111 feet to a point 10 feet Northerly from the Southwest corner of said lot, 168 feet to the Westerly margin of said Avenue; thence with said Avenue Northerly 64 feet to the beginning.

Being the same property conveyed by Circuit Court Rule #66088, in the Circuit Court of Davidson County, Tennessee.

Tract 5

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 133 of Block No. 10 Division "B" on the plan of the Murphy Land Company's Property, as of record in Book No. 161, Page 126, Register's Office for said County, described as follows:

Beginning at the Southeast corner of Charlotte Avenue, formerly Cedar Street and 22nd Avenue, North, formerly Felder Avenue, being the Northwest corner of said lot; thence with the Easterly margin of said Avenue, Southerly 61-1/4 feet to the center of said lot; thence through the center of said lot Easterly, 170 feet, more or less, to a point on the Westerly margin of an alley 37-3/4 feet Southerly from the Southerly margin of Charlotte Avenue; thence with said alley Northerly 37-3/4 feet to the Southerly margin of said Avenue; thence with the Southerly margin of said Avenue, Westerly 174(1/2) feet to the beginning.

Being the same property conveyed by Circuit Court Rule #66086, in the Circuit Court of Davidson County, Tennessee.

Tract 6

Being the Southerly half of lot No. 133 of Block No. 10 on the Plan of Murphy Land Company's Division "B", as of record in book 161, page 126, Register's Office for said County.

Said plan shows said property divided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, the Southerly half of said lot No. 133 is described as follows: Beginning on the Easterly margin of 22nd Avenue North, formerly Felder Avenue, at the corner of lots Nos. 133 and 134; thence with the Easterly margin of said Avenue Northwardly 61 1/4 feet to the Southwest corner of the property conveyed to E. F. and Mattie R. Caruthers by deed from Sloss D. Baxter of record in book 342, page 275, said Register's Office; thence with said Caruthers' Southerly line Eastwardly 170 feet, more or less, to the Westerly margin of an alley; thence with said alley Southwardly 37-3/4 feet to the corner of lots Nos. 133 and 134; thence with the line between said two lots Westwardly 168 feet to the beginning.

Being the same property conveyed to City of Nashville by Warranty Deed from Callie B. Collier, a widow, as recorded on the 28th day of November, 1961, in Deed Book 3312, Page 9, in the Register's Office of Davidson County, Tennessee.

Tract 7

Being lot No. 134 of Block No. 10, Division "B", of the Murphy Land Company's Property, a plan of which is of record in book 161, page 126, Register's Office for said County, showing it subdivided into blocks but not showing the blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said blocks into small lots, said lot No. 134 fronts 50 feet on the Easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to City of Nashville by Warranty Deed from Tena McKissack, Toussaint L. McKissack, George A. McKissack, Prince H. McKissack, Clarence A. McKissack, Nelson J. Anderson, Jr., Charles A. Anderson and Joseph R. Anderson, as recorded on the 13th day of November, 1961, in Deed Book 3310, Page 62, in the Register's Office of Davidson County, Tennessee.

Tract 8

Being lot No. 135 of Block 10 on the Plan of the Murphy Land Company's Division "B", a plan of said property being of record in book 161, page 126, Register's Office for said County, showing the same divided into Blocks but not showing the blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said lot No. 135 fronts 50 feet on the Easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines, parallel with and 406 feet North of the Northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to City of Nashville by Warranty Deed from Vito Cerruti and wife, Alpha R. Cerruti, as recorded on the 21st day of August, 1961, in Deed Book 3277, Page 125, in the Register's Office of Davidson County, Tennessee.

Tract 9

Being lot No. 136 of Block 10 Division "B" Murphy Land Company's property recorded in Book 161, Page 126, Register's Office for said County. Said lot fronts 50 feet on the Easterly side of 22nd Avenue North, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to City of Nashville by Warranty Deed from Herschel Thomas Sawyers and wife, Earlene E. Sawyers, as recorded on the 21st day of August, 1961, in Deed Book 3277, Page 161, in the Register's Office of Davidson County, Tennessee.

Tract 10

That portion of property shown as the Closing, Vacating and Abandoning of a certain portion of Alley No. 902 as shown in Ordinance No. 062-312.

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017