Davidson County DEEDWARRSP
Recvd: 07/29/16 15:51 6 pgs
Fees:33.00 Taxes:4810.00
20160729-0078637

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

File #28143-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Skyhawk Business Park 760 Melrose Avenue Nashville, TN 37211	New Owner	13400001300

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 29th day of July 2016 by and between John G. Yantis, Executor of The Estate of Louise M. Miles (hereinafter referred to as "Grantor"), and SKYHAWK BUSINESS PARK, a Tennessee joint venture, (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, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee 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 Kenneth B. Miles and wife, Louise Mott Miles by Deed dated June 8, 1940 from G.P. Tyer and wife, Mary Hall Tyer, of record in Book 1151, Page 218, Register's Office for Davidson County, Tennessee. The said Kenneth B. Miles having since died. The said property was further conveyed to David Eugene Tiner, Janina Louise Tiner, Sarah Kate Tiner, John David Tiner, Anna Elizabeth Tiner, as tenants by the entirety, by Quitclaim Deed dated May 3, 2004 from Louise Mott Miles, of record in Instrument No. 20040506-0051961, said Register's Office, and further conveyed to Louise Mott Miles by Quitclaim Deed dated January 24, 2005 from David Eugene Tiner, Janina Louise Tiner and Sarah Kate Tiner, of record in Instrument No. 20050526-0059739, said Register's Office, and Quitclaim Deed dated May 19, 2005 from John David Tiner and Anna Elizabeth Tiner, of record in Instrument No. 20050526-0059740, said Register's Office. The said Louise Mott Miles having since died on April 13, 2009. John G. Yantis was appointed Executor by the Last Will and Testament of Louise M. Miles, of record in Docket No. 09P-642, Probate Court for said County. Pursuant to said Will, the real property which was owned by the deceased is to be administered as part of the Probate Estate. The Executor is authorized to sell the property without the joinder of any beneficiary.

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.

Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he 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 Grantee 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.

John G. Yantis, Executor of The Estate of Louise M. Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John G. Yantis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, acting in the capacity of Executor of The Estate of Louise M. Miles, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 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 $1,300,000.00.

Affiant

Subscribed and sworn to before me
this 29th day of July, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land lying in the 13th District of Davidson County, Nashville, Tennessee. Bounded on the east by Metropolitan Nashville Airport Authority as recorded in Book 8559, Page 5 and Book 8620, Page 421, Register's Office of Davidson County, Tennessee (RODC), by Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Instrument Number 201412090112488 RODC and by the western Right of Way (ROW) of McGavock Pike, on the south by Lot 1 of Harding Industrial Park as recorded in Plat Book 4460, Page 1 RODC, by Lot 2 of Harding Industrial Park, Section 2 as recorded in Plat Book 4300, Page 100 RODC, by Harding Business Park as recorded in Book 6443, Page 537 RODC, by Lots 3 & 4 of Trend Industrial Park, Section 2 as recorded in Plat Book 4860, Page 66 RODC and by Cam Realty, LLC as recorded in Instrument Number 200407080081320 RODC, on the west by Lots 55, 77 and 78 of Curreywood Acres, Section 1 as recorded in Plat Book 2133, Page 109 RODC and by the eastern ROW of Bel Air Dr., and on the north by Anna Doris Tucker Rutledge Family Partnership, L.P. as recorded in Book 10655, Page 714 RODC, by Robert L. Fuhrer as recorded in Instrument Number 201510190106026 RODC, by T. Blake Cothran as recorded in Instrument Number 200804300043973 RODC, by Christina M. M. Ribbons as recorded in Instrument Number 200401120004676 RODC, by Paul H. Madeline as recorded in Book 9230, Page 932 RODC, by Bob Bass & Charles Debray as recorded in Instrument Number 200406020064530 RODC, and by Metropolitan Nashville Airport Authority as recorded in Book 8239, Pages 92 and 94 RODC, Book 8790, Page 456 RODC and Book 8559, Page 5 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod lying on the southern ROW of said McGavock Pike and being the northwest corner of said Metropolitan Government and the southeast corner of the tract being described; thence leaving said ROW of McGavock Pike with the common line of said Metropolitan Government, South 06°49'02" West 101.35 feet to the point on the north bank of Mill Creek; thence meandering with the north bank of Mill Creek 4,058 feet more or less; thence leaving said north bank of Mill Creek with the common line of said Lots 77 and 78 of Curreywood Acres, Section 1, North 07°35'55" East 780.75 feet to a set point; thence with the common line of said Lot 55 of Curreywood Acres, Section 1, North 05°00'55" East 79.16 feet to a set point; thence with the common lines of said Anna Doris Tucker Rutledge family partnership, L.P. and said Robert L. Fuhrer, South 83°06'21" East 232.35 feet to a found concrete monument; thence with the common line of said T. Blake Cothran, South 83°34'38" East 99.22 feet to a found 1" iron rod; thence with the common line of said Christina M. M. Ribbons, South 81°40'17" East 99.74 feet to a found 1" iron rod; thence with the common line of said Paul H. Madeline, South 85°04'39" East 99.85 feet to a found iron pipe; thence with the common line of said Bob Bass & Charles Debray, South 84°01'20" East 199.22 feet to a found iron pipe; thence South 84°44'48" East 202.86 feet to a found iron pipe; thence with the common line of said Metropolitan Nashville Airport Authority, South 83°22'23" East 346.91 feet to a set point; thence South 84°38'09" East 469.64 feet to a set point; thence South 05°16'33" West 229.02 feet to a set point; thence South 80°09'21" East 278.45 feet to a set point; thence South 20°14'42" West 33.02 feet to a set point; thence with a curve to the left having a length of 1431.19 feet, a radius of 1303.24 feet, a central angle of 62°55'16", and having a chord bearing and distance of South 11°12'56" East 1360.35 feet to a set point; thence South 42°40'34" East 740.75 feet to a set point lying on the southern ROW of said McGavock Pike; thence with said ROW of McGavock Pike along a curve to the left having a length of 164.47 feet, a radius of 1175.05 feet, a central angle of 08°01'11", and having a chord bearing and distance of South 46°56'56" East 164.34 feet to a set point; thence South 50°57'32" East 22.89 feet to the point of beginning.

Tract contains 3,540,148 square feet, or 81.27 acres. Bearings based on Tennessee State Plane Coordinate System.

The foregoing being the legal description of property identified as Tract I on the ALTA/NSPS Survey of Miles Property – Tax Map 134 Parcels 13 & 297, by Littlejohn, Robert M. Searson, R.L.S. # 1666, dated July 26, 2016 as File No. 554716048.

TOGETHER WITH Easements granted by the Metropolitan Nashville Airport Authority, of record in Book 9475, Page 654, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a more complete and accurate description thereof.

EXHIBIT B
PERMITTED ENCUMBANCES

1. Taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map and Parcel 13400001300.

2. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3857, Page 628 and Book 7790, Page 462, Register's Office for Davidson County, Tennessee.

3. Easements granted to the Electric Power Board, of record in Book 3811, Page 328 and Book 5094, Page 485, said Register's Office.

4. Transmission Line Easement, of record in Book 2293, Page 599, said Register's Office.

5. Right of Way Deed for State Asylum Road, of record in Book 2856, Page 7, said Register's Office.

6. Easements conveyed to Louise Mott Miles from Metropolitan Nashville Airport Authority, of record in Book 9475, Page 654, said Register's Office.

7. Subject to the Right-of-Way of any roads which may lie on said premises.

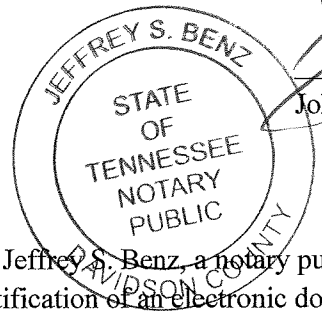
8. Application for Greenbelt Assessment-Agricultural, of record in Book 8846, Page 697, said Register's Office.

9. Avigation Easement from the property owner to the Metropolitan Nashville Airport Authority, said Easement not being of record.

10. Restrictive Covenants Agreement by and between the property owner and the Metropolitan Nashville Airport Authority, said Agreement not being of record, including any limitation for the property and any insured easements which are impacted by a "runway protection zone" under such unrecorded restrictive covenants.

11. All Matters as shown on the ALTA/NSPS Survey of Miles Property – Tax Map 134 Parcels 13 & 297, by Littlejohn, Robert M. Searson, R.L.S. # 1666, dated July 26, 2016 as File No. 554716048.

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