BILL GARRETT, Davidson County
Trans:T20170043912 DEEDWARRSP
Recvd: 05/23/17 16:04 7 pgs
Fees:38.00 Taxes:45880.00
20170523-0051356

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
SH/POLK AVE ASSOCIATES, LLC 5250 Virginia Way, Suite 160 Brentwood, TN 37027	SAME	Map/Parcel: 106-09-0-006.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NASHBORO/POLK AVENUE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto SH/POLK AVE ASSOCIATES, LLC, a Delaware limited liability company (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit "A".

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever.

And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the matters set forth on Exhibit "B". The 2017 real property taxes shall be prorated at closing.

And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signatures follow.]

IN WITNESS WHEREOF, the undersigned NASHBORO/POLK AVENUE, LLC has hereunto subscribed its name on this 23 day of May, 2017.

NASHBORO/POLK AVENUE, LLC
A Tennessee limited liability company

By: Nashboro Joint Venture, its Sole Member

By: J. William Blevins
J. William Blevins
Managing General Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. WILLIAM BLEVINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing General Partner of Nashboro Joint Venture, Sole Member of NASHBORO/POLK AVENUE, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Managing General Partner.

WITNESS my hand and official seal on this 23 day of May 2017.

PATRICIA A. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Patricia A. Ray
NOTARY PUBLIC
My Commission expires: July 8, 2019

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $12,400,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Brandy Gomanz
AFFIANT

Subscribed and sworn to before me this 23rd day of May 2017.

Connie Cantrell
NOTARY PUBLIC
My Commission expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

EXHIBIT A

Property Description

SURVEYORS DESCRIPTION
NASHBORO / POLK AVENUE, LLC PROPERTY
PARCEL ID# 10609000600
INSTRUMENT NO. 200507280088597
17TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TRACT 1:

BEING A PARCEL IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODYCREST AVENUE. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF FESSLERS LANE. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF POLK AVENUE. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF HACKWORTH STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING P.K. NAIL, SAID NAIL BEING IN THE INTERSECTION OF THE NORTHERLY MARGIN OF POLK AVENUE AND THE EASTERLY MARGIN OF HACKWORTH STREET. SAID POINT BEING THE MOST SOUTHERLY POINT ON THE PROPERTY AND BEING THE TRUE POINT OF BEGINNING.

THENCE, WITH THE EASTERLY MARGIN OF HACKWORTH STREET AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 00 MINUTES 42 SECONDS, A RADIUS OF 2060.00 FEET, A LENGTH OF 575.68 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 10 MINUTES 00 SECONDS WEST, 573.81 FEET;

THENCE, NORTH 42 DEGREES 10 MINUTES 19 SECONDS WEST, 139.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 51 DEGREES 20 MINUTES 56 SECONDS, A RADIUS OF 182.94 FEET, A LENGTH OF 163.95 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 29 MINUTES 53 SECONDS WEST, 158.52 FEET;

THENCE, CONTINUING WITH HACKWORTH STREET, NORTH 9 DEGREES 10 MINUTES 42 SECONDS EAST, 285.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 24 DEGREES 41 MINUTES 16 SECONDS, A RADIUS OF 225.00 FEET, A LENGTH OF 96.95 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 09 MINUTES 49 SECONDS WEST, 96.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 116 DEGREES 09 MINUTES 46 SECONDS, A RADIUS OF 25.00 FEET, A LENGTH OF 50.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 34 MINUTES 57 SECONDS EAST, 42.44 FEET;

THENCE, WITH THE SOUTHERLY MARGIN OF WOODYCREST AVENUE, SOUTH 79 DEGREES 19 MINUTES 22 SECONDS EAST, 131.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 2 DEGREES 49 MINUTES 46 SECONDS, A RADIUS OF 5755.00 FEET, A LENGTH OF 284.20 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 44 MINUTES 14 SECONDS EAST, 284.17 FEET;

THENCE, SOUTH 82 DEGREES 09 MINUTES 07 SECONDS EAST, 378.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 88 DEGREES 52 MINUTES 12 SECONDS, A RADIUS OF 100.00 FEET, A LENGTH OF 155.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 43 MINUTES 12 SECONDS EAST, 140.02 FEET;

THENCE, WITH THE WESTERLY MARGIN OF FESSLERS LANE, SOUTH 6 DEGREES 42 MINUTES 52 SECONDS WEST, 199.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 2 DEGREES 54 MINUTES 31 SECONDS, A RADIUS OF 2839.89 FEET, A LENGTH OF 144.17 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 8 DEGREES 10 MINUTES 00 SECONDS WEST, 144.15 FEET;

THENCE, SOUTH 9 DEGRESS 37 MINUTES 35 SECONDS WEST, 56.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 2 DEGREES 50 MINUTES 31 SECONDS, A RADIUS OF 2889.90 FEET, A LENGTH OF 143.34 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 8 DEGREES 12 MINUTES 07 SECONDS WEST, 143.33 FEET;

THENCE, SOUTH 6 DEGREES 46 MINUTES 51 SECONDS WEST, 95.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 62 DEGREES 39 MINUTES 52 SECONDS, A RADIUS OF 20.00 FEET, A LENGTH OF 21.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 06 MINUTES 39 SECONDS WEST, 20.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 04 SECONDS, A RADIUS OF 985.00 FEET, A LENGTH OF 463.04 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 59 MINUTES 51 SECONDS WEST, 458.79 FEET TO THE POINT OF BEGINNING.

CONTAINING, 722,812 sq.ft. or 16.59 Acres, more or less.

Prepared by:
Southern Precision Land Surveying, Inc.
Brian McCain, P.L.S. #2256
P.O. Box 220
Pegram, TN 37143-0220
File No. 17-0990

TRACT 2:

EASEMENT of record in Book 2135, page 219, Register's Office for Davidson County, Tennessee, as follows:

Certain land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 64 on the Plan of Mansfield, as of record in Plan Book 1, page 6, of the Chancery Court at Nashville, described according to a survey made by W.W. Turner Company, Engineers, January 21, 1953, as follows:

Beginning at a point on the northerly margin of Woodycrest Avenue, 97 feet westerly from the southwest corner of a part of said Lot No. 64 conveyed to Mrs. Flora M. Hagan by deed from James E. Covington, Clerk and Master, of record in Book 1562, page 539, Register's Office for Davidson County, Tennessee; thence North 3° 30' East 173 feet, more or less, to the southerly margin of the N.C. & St. L. Railroad (Lebanon Branch right-of-way); thence with the southerly margin of said right-of-way South 87° 45' West 10 feet; thence South 3° 30' West 172 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue, South 87° East 10 feet to the beginning.

TRACT 3:

EASEMENT of record in Book 2294, page 63, Register's Office for Davidson County, Tennessee, as follows:

An easement twenty (20) feet in width, measured ten (10) feet on each side of the centerline of the industrial tract hereinafter described for the construction, maintenance and operation of an industrial tract on, over and across land acquired by the said property company from M.W. Brown and wife, and M.W. Brown, Jr., by deed dated May 26, 1951, recorded in Book 1975, page 380, Register's Office for Davidson County, Tennessee, beginning at a point in the said Western Electric Company Inc.'s westerly boundary, 293 feet South of the northwesterly corner of said property extending in a westerly direction, a distance of 500 feet to the point at which said industrial tract connects with a spur track of The Nashville, Chattanooga & St. Louis Railway; known as the Brown Lead Tract.

Being the same property conveyed to NASHBORO/POLK AVENUE, LLC, a Tennessee limited liability company, by deed from 195, LLC, a Tennessee limited liability company, of record in Instrument No. 20050728-0088597, dated July 20, 2005, said Register's Office.



EXHIBIT B

1. Davidson County taxes for the year 2017, Map/Parcel 106-09-0-006.00

2. Grant of Utility Line Easement to Metro, of record in Instrument No. 20160407-0033379, said Register's Office.

3. Rights of Tenants in possession of portions of the herein described real property under unrecorded Leases.