Davidson County DEEDWARRSP
Recvd: 07/28/17 16:19 5 pgs
Fees:28.00 Taxes:9250.00
20170728-0076962

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

File #24103-1A
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Maplewood Square, LLC 421 East Iris Drive, Suite 300 Nashville, TN 37204	Same	06008001000

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 28th day of July 2017 by and between HNP PROPERTIES, a Tennessee general partnership (hereinafter referred to as "Grantor"), and MAPLEWOOD SQUARE, LLC, a Tennessee limited liability company, (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 all of the same property conveyed to William R. Hostettler, Carl A. Neuhoff and R. Thomas Patten, by Special Warranty Deed from James H. Benson and wife, Judy L. Benson, of record as Instrument No. 20061220-0156687, Register's Office for Davidson County, Tennessee, dated December 15, 2006, and being further conveyed to HNP Properties, a Tennessee general partnership by Quitclaim Deed, of record as Instrument No. 20120629-0057290, said Register's Office.

Being improved commercial property known as 3046 Dickerson Pike, Davidson County, Nashville, Tennessee 37207.

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 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 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.

HNP PROPERTIES,
a Tennessee general partnership

By: _____
Name: William R. Hostettler
Its: General Partner and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner and Authorized Agent of HNP PROPERTIES, a Tennessee general partnership, the within-named bargainor, and that he as such General Partner and Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner and Authorized Agent.

WITNESS my hand, at office, this 28th day of July, 2017.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of July, 2017.

_____
Notary Public
My Commission Expires 1/17/21

JOHN T. COLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot 1 on the Plan of Arthur Payne Property of record in Plat Book 5200, Page 252, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

Beginning at a concrete monument found (CMF) at the southeasterly corner of Hollingsworth Oil Company, LLC, as recorded as Instrument No. 20050831-0104906, said Register's Office, said monument being on the westerly right-of-way of Dickerson Pike; thence with said right-of-way, the following calls:

South 04° 34' 45" West, a distance of 108.29 feet to an iron pin set (IPS); thence with a curve to the right, said curve having a radius of 5299.16 feet, a length of 166.37 feet and chord, bearing and distance of South 05° 28' 46" West, a distance of 166.37 feet to an IPS at the northeasterly corner of Belz Investment Company, as recorded in Deed Book 4878, Page 533, said Register's Office; thence with Belz Investment Company North 08° 01' 37" West, a distance of 471.00 feet to an IPS at the southeasterly corner of Waste Expansions, LLC, as recorded as Instrument No. 20050203-0013063, said Register's Office; thence with the easterly line of Waste Expansion, LLC; the following calls: North 09° 53' 23" East, a distance of 258.28 feet to an IPS; South 83° 15' 15" East, a distance of 70.54 feet to an IPS; North 06° 44' 45" East, a distance of 90.00 feet to an IPS; South 83° 15' 15" East, a distance of 9.00 feet to an IPS; North 07° 29' 53" East, a distance of 77.43 feet to an IPS on the southerly right-of-way of Ewing Lane; thence with said right-of-way, South 80° 05' 02: East, a distance of 220.76 feet to a CMF at the northwesterly corner of Hollingsworth Oil Company, LLC; thence with Hollingsworth the following calls: South 04° 36' 01" West, a distance of 156.32 feet to a CMF; South 79° 40' 28" East, a distance of 141.76 feet to the POINT OF BEGINNING. Containing 3.69 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN R.L.S. No. 1859, dated December 11, 2006.

EXHIBIT B
PERMITTED ENCUMBANCES

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 06008001000.

3. Subject to the Plan of record in Book 5200, Page 252, Register's Office for Davidson County, Tennessee, provided however that the Easement for Ingress and Egress set out therein was terminated by Termination of Easement, of record in Instrument No. 20160923-0100664, said Register's Office.

4. Subject to a Deed of Conveyance to Metro Government for water mains of record in Book 5696, page 280, said Register's Office.

5. Subject to an Overhang Easement of record in Book 5606, Page 252, said Register's Office.

6. Subject to an Overhead Line Easement of record in Book 5624, Page 761, said Register's Office.

7. Subject to all notations, matters, easements, sewer lines, flood line designations, transformers, utility poles and sidewalks as denoted on Plat Book 5200, Page 252, and within survey made by Arrowhead Surveyors dated October 1, 2003 and updated March 31, 2005.

8. Encroachment Easement Agreement, of record in Instrument No. 20161110-0119278, said Register's Office.
9.

NOTE: Historical leases which have previously affected the herein described property have been terminated, as described in Affidavit of Termination of Lease Agreements, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

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

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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