Davidson County DEEDWARRSP
Recvd: 08/01/17 09:58 7 pgs
Fees:38.00 Taxes:3515.00
20170801-0077792

True Copy Certification

I, Dennis L. Mattingly, 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 is a true and correct copy of the original document executed and authenticated according to law.

DENNIS L. MATTINGLY

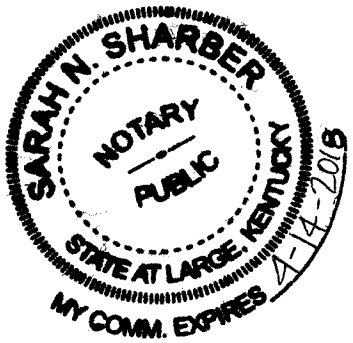
State of Kentucky

County of Jefferson

Personally appeared before me, Sarah N. Sharber, a notary public for this county and state, Dennis L. Mattingly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4-14-2018

Notary Seal



THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	COMMONWEALTH OF KENTUCKY) COUNTY OF Jefferson) The actual consideration or value, whichever is greater, for this transfer is $950,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2017. Notary Public My commission expires: Jan. 3, 2021

JAMI THOMPSON NOTARY PUBLIC STATE AT LARGE KY.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
UP Properties, LLC 3309 Collins Lane Louisville, KY 40245 Attn: Controller	SAME	034 02 0 032.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHANCE LIMITED PARTNERSHIP**, a Tennessee

limited partnership, and **RICHARD L. BAKER** and **DANIEL P. BAKER** (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **UP PROPERTIES, LLC**, a Kentucky limited liability company ("Grantee"), its successors, and its assigns, effective as of this 31st day of July, 2017 (the "Effective Date") a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in the 10th Civil District of Davidson County, Tennessee, being particularly described as follows:
>
> Beginning at an iron pin at the intersection of the easterly margin of Gallatin Road with the southerly margin of Cude Lane, thence with the southerly margin of Cude Lane S 43 deg. 20' E a distance of 200.00' to an iron pin, thence; leaving said margin S 42 deg. 00' W a distance of 175.00' to an iron pin, thence; N 43 deg. 20' W a distance of 200.00' to the easterly margin of Gallatin Road, thence; in a northeasterly direction with a 1845.86' radius curve to the right a distance of 175.07' and also having a chord bearing of N 42 deg. 00' E a distance of 175.00' to the point of beginning, said tract containing 0.82 acres.
>
> Being part of the same property conveyed to Chance Limited Partnership and Richard L. Baker and Daniel P. Baker by deeds of record in Book 10781, page 364, Register's Office for Davidson County Tennessee, and in Book 8042, page 871, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2017 and subsequent years, which are the responsibility of Grantee;

2. Easement Agreement of record as Instrument Number 20151123-0118508, Register's Office for Davidson County, Tennessee; and

3. Ground Lease executed by Hubert Baker and Homer Chance, as lessor, and Damon L. Crabtree, as lessee, of record in Book 5680, page 107, Register's Office for Davidson County, Tennessee; as assigned by Assignment of Lease of record in Book 5680, page 120, Register's Office for Davidson County, Tennessee; as further assigned by Assignment of Lease of record in Book 6799, page 718, Register's Office for Davidson County, Tennessee; as further assigned and modified by Assignment of Lessee's Interest in Ground Lease; Lessor's Consent to Assignment; and Second Modification to Ground Lease of record in Book 9676, page 928, Register's Office for Davidson County, Tennessee; as further assigned and modified by Assignment of Lessee's Interest in Ground Lease; Lessor's Consent to Assignment; and Modification Agreement of record in Book 9809, page 649, Register's Office for Davidson County, Tennessee; and as further assigned by Assignment of Lease of record as Instrument Number 20030407-0045703, Register's

Office for Davidson County, Tennessee.

This is improved property known as 1847 Gallatin Pike, Madison, Tennessee 37115. This is commercial property and is not currently and has never been the primary residence of any of Grantors.

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 its assigns, forever; and Grantors covenant with the said Grantee and bind Grantors, their heirs, their successors, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature pages to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Richard L. Baker

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD L. BAKER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 2017.

Notary Public

My Commission Expires: 5/3/2021

CHRISTIE G. JAMES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Daniel P Baker
Daniel P. Baker

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL P. BAKER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 2017.

Notary Public

My Commission Expires: 5/3/2021

CHRISTIE G. JAMES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WITNESS my hand effective as of the Effective Date.

GRANTOR:

CHANCE LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: Margaret Chance
Margaret Chance, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET CHANCE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of July, 2017.

Notary Public

CHRISTIE G. JAMES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/3/2021