THIS DOCUMENT PREPARED BY AND
RETURN TO:
ROBBINS, KELLY, PATTERSON & TUCKER
7 W. 7TH Street, Suite 1400
Cincinnati, Ohio 45202

Davidson County DEEDWARRSP
Recvd: 08/01/17 15:17 5 pgs
Fees:28.00 Taxes:15682.04
20170801-0078231

When Recorded Return To: K. Beehler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 822104

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FREELAND REALTY 3, LLC, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release and convey unto KP NASHVILLE, LLC, a Missouri limited liability company, hereinafter Grantee, all of its interest in the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

TRACT F (MAP 174, PARCEL 176)

BEING THE REMAINDER OF LOT 2 OF THE FINAL PLAT OF THE RE-SUBDIVISION OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE II, AS RECORDED IN INSTRUMENT NUMBER 20000726-0073970, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE ("RODC"); SUCH TRACT BEING BOUNDED ON THE NORTH BY CROSSINGS BOULEVARD (100' RIGHT OF WAY ("ROW")), ON THE EAST BY OLD FRANKLIN ROAD (ROW VARIES), ON THE SOUTH BY INTERSTATE 24 (ROW VARIES), AND ON THE WEST BY LOT 18 OF THE FINAL PLAT REVISION ONE, RE-SUBDIVISION OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE II, AS RECORDED IN INSTRUMENT NUMBER 20070620-0073436, RODC; SUCH TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERN ROW OF CROSSINGS BOULEVARD AND BEING THE NORTHEASTERN CORNER OF SAID LOT 18; THENCE ALONG SAID CROSSINGS BOULEVARD ROW WITH A CURVE TO THE LEFT HAVE A CENTRAL ANGLE OF 16° 54' 20", A LENGTH OF 437.39 FEET, A RADIUS OF 1482.39 FEET, A TANGENT OF 220.30 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74° 34' 35" EAST 435.81 FEET TO AN IRON ROD (NEW); THENCE SOUTH 82° 43' 34" EAST 51.34 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89° 59' 46", A LENGTH OF 70.68 FEET, A RADIUS OF 45.00 FEET, A TANGENT OF 45.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 37° 59' 59" EAST 63.64 FEET TO AN IRON ROD (OLD) ON

THE WESTERN ROW OF SAID OLD FRANKLIN ROAD; THENCE ALONG SAID WESTERN ROW SOUTH 06° 59' 54" WEST 624.19 FEET TO AN IRON ROD (OLD); THENCE NORTH 83° 00' 47" WEST 28.05 FEET TO AN IRON ROD (OLD); THENCE SOUTH 06° 52' 16" WEST 56.25 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21° 48' 31", A LENGTH OF 515.95 FEET, A RADIUS OF 1355.51 FEET, A TANGENT OF 261.13 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 17° 47' 20" WEST 512.84 FEET TO AN IRON ROD (NEW) ON THE NORTHERN LINE OF SAID INTERSTATE 24; THENCE LEAVING THE WESTERN ROW OF SAID OLD FRANKLIN ROAD WITH THE NORTHERN ROW OF SAID INTERSTATE 24 NORTH 41° 49' 25" WEST 732.30 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEASTERN CORNER OF SAID LOT 18; THENCE LEAVING THE NORTHERN ROW OF SAID INTERSTATE 24 WITH THE EASTERN LINE OF SAID LOT 18 NORTH 48° 10' 35" EAST 165.02 FEET TO AN IRON ROD (NEW); THENCE NORTH 04° 47' 12" EAST 495.98 FEET TO AN IRON ROD (NEW); THENCE NORTH 23° 54' 30" EAST 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 605,225 SQUARE FEET, OR 13.89 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY BY ROBERT M. SEARSON, TENNESSEE REGISTERED LAND SURVEYOR NO. 1666, DATED JULY 1, 2011.

Being the same property conveyed to Freeland Realty 3, LLC, a Tennessee limited liability company from Crews Crossings, LLC, a Tennessee limited liability company by deed of record in Instrument Nos. 201108010058549 and 201108010058550, in the Register's Office for Davidson County, Tennessee

Property Address: 5846 Hickory Hollow Parkway, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the property, together with the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the property against the lawful claims and demands of persons claiming by, through, or under Grantor other than in respect of the "Permitted Encumbrances" listed and described in EXHIBIT A attached hereto.

WITNESS Grantor's hand this 31st day of July, 2017.

FREELAND REALTY 3, LLC

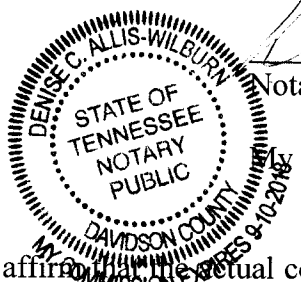
By: _____

Bernard G. Freeland, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Denise C. Allis-Wilburn (name of notary public) of the state and county mentioned, personally appeared BERNARD G. FREELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of FREELAND REALTY 3, LLC, the within named bargainor, a limited liability company, and that such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Manager.

Witness my hand and seal this 31st day of July, 2017.

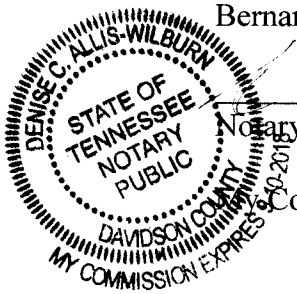


Notary Public Denise C. Allis-Wilburn

My Commission expires: 9-10-18

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $4,238,388.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernard G. Freeland, Affiant



Notary Public Denise C. Allis-Wilburn

My Commission expires: 9-10-18

Name of Owner and Property Address:
KP NASHVILLE, LLC
8025 Forsyth Boulevard
St. Louis, Missouri 63105

Person Or Entity Responsible For Payment Of Taxes:
KP NASHVILLE, LLC
8025 Forsyth Boulevard
St. Louis, Missouri 63105

Exhibit "A"
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Book 7900, page 39, Book 9700, page 970, Instrument No. 200007260073970 and Instrument No. 200706200073436, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Protective Covenants, of record in Book 7963, page 145, Re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, Book 9730, page 957, Book 10722, page 95, Instrument No. 200007250073371, Instrument No. 200910200096901, in the Register's Office of Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 200309190139285, in the Register's Office for Davidson County, Tennessee.

5. Assignment of Developer's Rights of record in Instrument No. 200907240069584 and Instrument No. 201108010058551, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Todd Jones, 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.

Todd Jones
Signature

State of Missouri

County of Jackson

Personally appeared before me, Karen Keehler a notary public for this county and state, Todd Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L. Keehler
Notary's Signature

My Commission Expires: 9-7-2018
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 09-07-2018
Commission #14926782