Bill Garrett Davidson County
Batch# 463 DEEDWARRSP
09/13/2017 08:54:40 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20170913-0093412

This instrument prepared by: Hugh W. Entrekin
Suite 1700, UBS Center;
315 Deaderick ST.
Nashville, Tennessee 37238-1700
615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel
Metroplex Nashville LLC	same	134-00-0-307.00
c/o HND Management		134-00-0-235.00
421 East Iris Dr. Suite 300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten 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, **Corporate Park Investment Partners,** a Tennessee general partnership ("Grantor"), does hereby bargain, sell, transfer and convey unto **Metroplex Nashville LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the map entitled Metroplex, Section Fourteen, of record in Book 9700, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORPORATE PARK INVESTMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-PWR18, of record in Instrument No. 20120319-0023029, dated March 15, 2012, said Register's Office.

This is improved real property generally known as 444 Antioch Pike, Nashville, TN 37211, Davidson County, Tennessee, Map and Parcel # 134-00-0-307.00 and 446 Metroplex Drive, Nashville, TN 37211 Map and Parcel # 134-00-0-235.00.

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

AND **Corporate Park Investment Partners** does covenant with the said **Metroplex Nashville LLC,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated, (ii) Matters shown on the Plan of record in Book 9700, Page 133, said Register's Office; (iii) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9964, Page 288, said Register's Office; (iv) Storm Water Detention Agreement of record in Book 6145, Page 335, said Register's Office; (v) Assessments as set forth in the Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, said Register's Office; and (vi) Easements as set forth in the Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, said Register's Office, to which matters this conveyance is made subject.

AND subject to the encumbrances listed herein, **Corporate Park Investment Partners**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Metroplex Nashville LLC,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

[REMAINDER OF THIS PAGE IN INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 8th day of September, 2017.

Corporate Park Investment Partners

BY: _____

Hugh W. Entrekin, Managing Partner

President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $2,000,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

My Commission Expires: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Crosby of the state and county mentioned, personally appeared Hugh W. Entrekin, 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 Partner of Corporate Park Investment Partners, the within named bargainor and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Managing Partner.

WITNESS my hand and seal, this 8th day of September, 2017.

_____
Notary Public

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

My Commission Expires: _____.