Bill Garrett Davidson County
Batch# 9009 DEEDWARRSP
10/05/2017 02:23:30 PM 9 pgs
Fees: $48.00 Taxes: $17,999.37
20171005-0102522

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
BT-OH, LLC UPS Corporate Real Estate 55 Glenlake Pkwy, NE Atlanta, GA 30328	New Owner	Map 59 Parcel 63 and Part of Parcels 223 and 224

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $4,864,694.79.

AFFIANT

Subscribed and sworn to before me this 29th **day of September, 2017.**

Notary Public

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
2-27-2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EWING'S CREEK, LLC, a Tennessee limited liability company, MICHAEL J. NACARATO, JR. and C&M LEASING, LLC, a Florida limited liability company ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto BT-OH, LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantors further covenant and bind Grantors and Grantors' successors and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantors have either executed or caused this Special Warranty Deed to be executed as of the 27th day of September, 2017.

GRANTORS:

EWING'S CREEK, LLC, a Tennessee limited liability company

BY: _____
NAME: Michael J. Nacarato, Jr.
TITLE: President_

_____
MICHAEL J. NACARATO, JR.

C&M LEASING, LLC, a Florida limited liability company

BY: _____
NAME: Michael J. Nacarato, Jr.
TITLE: Managing Member

[Acknowledgments on Following Page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of EWING'S CREEK, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 27th day of September, 2017.

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named MICHAEL J. NACARATO, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 27th day of September, 2017.

JAN MINSHALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

[Additional Acknowledgment on Following Page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Managing Member of C&M LEASING, LLC, a Florida limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 27th day of September, 2017.

Jan Marshall
NOTARY PUBLIC

JAN MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-6-19

EXHIBIT "A"

LEGAL DESCRIPTION

A Portion of Parcels 63, 223, 224 and 225 on Metro Nashville-Davidson County Property Map No. 59

Being a parcel of land situated in the Urban Services District, 2nd Councilmanic District, Nashville, Davidson County Tennessee, generally located on the west side of Whites Creek Pike, south of Briley Parkway, northwest of Knight Road, and south of Ewing Creek, said land being a portion of the property conveyed to Ewing's Creek, LLC, of record in Instrument No. 20170823-0086728 and in Instrument No. 20170823-0086729, R.O.D.C., and ~~part of~~ the property conveyed to C&M Leasing, LLC and Michael J. Nacarato, Jr. of record in Instrument No. 20170927-0099050, R.O.D.C., being more particularly described as follows:

BEGINNING at a new iron rod on the westerly Right-of-Way margin of Whites Creek Pike, said iron rod being N 40°58' 52" W 1,271.00 feet from an old iron rod being the northeast corner of Lot 1 of Hahn Commercial Subdivision of record in Plat Book 5305, page 654, R.O.D.C.;

THENCE, leaving said Right-of-Way margin with a new severance line S 67°07' 12" W, 1,520.25 feet to a new iron rod on the easterly line of Lot 51, Ewing Valley Section Two, Plat Book 4300, Page 184, R.O.D.C.;

THENCE, continuing with Ewing Valley Section Two the following calls:

N 60°51' 59" W 60.61 feet to a new iron,

N 17°51' 59" W passing the northeast corner of Lot 52 at 90.00 feet, in all for a total distance of 102.19 feet;

THENCE, continuing with a severance line generally following a wire fence the following calls:

N 76°53' 33" W 187.28 feet,

N 86°52' 33" W 82.63 feet,

N 85°50' 23" W 72.55 feet,

S 73°14' 38" W 35.69 feet to the northernmost line of Lot 57, Ewing Valley Section Two,

THENCE, continuing with Ewing Valley Section Two the following calls:

N 81°52' 37" W 178.10 feet to a new iron,

N 68°27' 18" W 71.89 feet to a new iron,

S 53°40' 44" W 97.71 feet to a new iron,

N 84°36' 59" W 155.00 feet to an old iron rod with a Dale and Associates cap on the westerly Right-of-

Way line of Crouch Drive having a fifty-foot wide Right of Way;

THENCE, leaving said Right-of-Way N 29°58' 39" E 250.12 feet to an old iron rod with a Dale and Associates cap,

N 49°59' 24" E 125.07 feet to an old iron rod with a Dale and Associates cap,

N 64°29' 48" E 865.83 feet to an old iron rod with a Dale and Associates cap,

N 54°26' 29" E 141.62 feet to an old iron rod with a Dale and Associates cap,

N 69°00' 26" E 412.17 feet to an old iron rod with a Dale and Associates cap,

N 69°53' 51" E 270.87 feet to an old iron rod with a Dale and Associates cap,

N 53°19' 33" E 91.12 feet to an old iron rod located on the westerly Right-of-Way of the aforementioned Whites Creek Pike;

THENCE, with the Right-of-Way of said Whites Creek Pike the following calls:

S 36°35' 40" E 178.94 feet to an old iron rod near an old concrete right of way monument,

S 50°38' 40" E 52.47 feet to a new iron rod near an old concrete right of way monument,

With a non-tangential curve to the left an arc length of 553.77 feet, having a central angle of 10°57' 38", a radius 2,894.79 feet, and a chord bearing and length of S 37°44' 54" E, 552.93 feet to an old iron rod,

S 41°52' 40" E 25.70 feet to the POINT OF BEGINNING.

Containing 1,342,832 Square Feet or 30.83 Acres, more or less.

EXHIBIT "B"
TITLE EXCEPTIONS

1. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4806, Page 491, Register's Office for Davidson County, Tennessee ("RODC").

3. Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro") of record in Book 5706, Page 637, RODC.

4. Easement in favor of Metro of record in Book 9249, Page 901, RODC.

5. Landscaping and Maintenance Agreement of record in Instrument No. 20171005-0102329, RODC.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY