Bill Garrett Davidson County
Batch# 16369 DEEDWARRSP
10/23/2017 09:20:30 AM 6 pgs
Fees: $33.00 Taxes: $18,130.00
20171023-0108059

Re: 1601 Elm Hill Pike
Nashville, Tennessee

THIS INSTRUMENT PREPARED BY AND RETURN TO:	**NEW PROPERTY OWNER AND SEND TAX BILLS TO:**	**TAX ID # 106-036.00**
STUTZMAN, BROMBERG, ESSERMAN & PLIFKA, A PROFESSIONAL CORPORATION 2323 BRYAN STREET, SUITE 2200 DALLAS, TEXAS 75201-2689 ATTN: KENNETH F. PLIFKA, ESQ.	**LRF1 NASHVILLE LOGISTICS 1 LLC C/O LONGPOINT REALTY PARTNERS, L.P. 116 HUNTINGTON AVENUE, SUITE 905 BOSTON, MASSACHUSETTS 02116**	**PROPERTY ADDRESS: 1601 ELM HILL PIKE NASHVILLE, TENNESSEE**

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of this 20th day of October, 2017 by and between, **JAMES W. AYERS,** an individual, party of the first part, and **LRF1 NASHVILLE LOGISTICS 1 LLC,** a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

Being part of the same property as that conveyed to party of the first part by deed from NWI IV, LTD., a Tennessee Limited Partnership, of record in Book 7022, page 687, corrected in Book 7050, Page 618, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This is improved property, known as: 1601 Elm Hill Pike, Nashville, Tennessee.

WITNESS the signature of the said party of the first part the day and year first above written.

James W. Ayers, an individual

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James W Ayers, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of ~~June~~ October, 2017.

Notary Public

Commission Expiration: 3-3-20

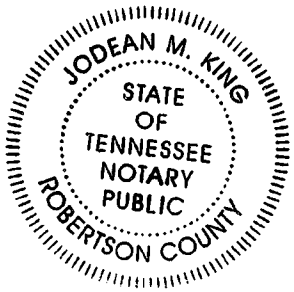
KAREN E. RISNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE
County of Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4,900,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire Beebe
Affiant

Subscribed and sworn to before me this 20th day of October, 2017.



Jodean M. King
Notary Public

My Commission expires: 6/21/2021

4832-6062-6257 v2
2933526-000012 10/19/2017

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike, on the southeast by the Metropolitan Industrial Park spur of the L & N Railroad, and located generally west of Mill Creek and east of Spence Lane, more particularly described as follows:

Beginning at a point on the southerly right-of-way of Elm Hill Pike, as widened, 530 feet more or less, west of said right-of-way intersection with the center line of said L & N Railroad; thence, leaving the southerly right-of-way of Elm Hill Pike, South 50° 59' East, 304.08 feet to a point on the northwesterly right of way of L & N Railroad, 30 feet from the centerline of said railroad tract; thence, in a southwesterly direction, 30 feet northwesterly from and parallel to the centerline of said railroad track and along a curve to the right having a radius of 3,789.83 feet and a central angle of 5° 47' 59", a distance of 383.62 feet to a point; thence, continuing 30 feet northwesterly from and parallel to the centerline of said railroad tract, South 45° 19' 42" West, 188.24 feet to a point; thence, leaving said railroad, North 50° 59' West, 307.79 feet to a point; thence, North 39° 01' East, 280.00 feet to a point; thence, North 13° 28' 04" West, 139.08 feet to a point on the south right-of-way of Elm Hill Pike; thence, along said margin of Elm Hill Pike, North 76° 31' 56" East, 258.69 feet to the point of beginning, containing 4.64 acres, more or less.

Being the same property conveyed to JAMES W. AYERS, by deed from NWI IV, LTD., a Tennessee Limited Partnership, of record in Book 7022, page 687, corrected in Book 7050, Page 618, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Easement for common ingress and egress contained in a Warranty Deed from Robert J. Baltz Jr. et al. to Lester Turner of record in Book 5295, page 969, in the Register's Office of Davidson County, Tennessee.
3. Twenty (20) foot wide sanitary sewer easement as set forth in that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Robert J. Baltz, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5272, Page 369, in the Register's Office of Davidson County, Tennessee.
4. Ingress and egress easement and license for incidental access as set forth in that certain Easement Agreement, by and between James W. Ayers and Charles Edward McCabe, of record in Book 10188, Page 271, in the Register's Office of Davidson County, Tennessee.
5. Temporary Slope Easement and Temporary Construction Easement from James W. Ayers to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200004190039097, in the Register's Office of Davidson County, Tennessee.
6. Rights of tenants, as tenants only under leases at the Property.
7. The following matters disclosed by an ALTA/NSPS survey made by James M. Overfelt, RLS No. 1634, Barge Waggoner Sumner & Cannon, Inc. on February 17, 2003, last revised October 11, 2017, designated File No. 3666000:

   a. Power and telephone pole and guy wires encroaching onto the northern portion of the Land
   b. One story precast concrete building encroaching over the 20 foot minimum building setback line from the southeasterly boundary of the Land
   c. Overhang from building encroaching onto property adjacent to the southwesterly boundary of the Land

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

