WARRANTY DEED

Bill Garrett Davidson County
Batch# 17658 DEEDWARR
10/24/2017 04:08:13 PM 4 pgs
Fees: $23.00 Taxes: $12,950.00

20171024-0109167

File No.: AGL-17-3340

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3340 PERIMETER HILL PARTNERS, LLC, a Tennessee limited liability company	NEW OWNER	13414004300
(NAME) 3201 TREVOR ST, STE 200	(NAME)	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **3340 PERIMETER HILL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot 7 on the Plan of South Perimeter Park, Section 2, of record in Book 5200, Page 365, as corrected by Surveyor's Certificate of Correction recorded in Book 5857, Page 432, Register's Office for said County, to which plans reference is here made, more particularly described as follows:

Beginning at a point in the Southerly margin of proposed Perimeter Hill Drive, 488.33 feet from the Easterly margin of South Perimeter Park Drive;

Thence, with said proposed street, S 84° 00' E, 207.49 feet to the beginning of a curve to the right;

Thence, with said curve having a central angle of 29° 55' 35", a radius of 100.00 feet and a distance of 52.23 feet to the beginning of a curve to the left;

Thence, with said curve having a central angle of 29° 55' 35", a radius of 50.00 feet and a distance of 26.12 feet;

Thence, S 84° 00' E, 50.00 feet to the beginning of a curve to the left;

Thence, with said curve having a central angle of 29° 55' 35", a radius of 50.00 feet and a distance of 26.12 feet to the beginning of a curve to the right;

Thence, with said curve having a central angle of 29° 55' 35", a radius of 100.00 feet and a distance of 52.23 feet;

Thence, S 84° 00' E, 236.38 feet;

Thence, S 06° 00' W, 375.12 feet to Luna Heights, Section Three, as of record in Plat Book 2900, Page 138, Register's Office for Davidson County.

Thence, N 82° 39' 22" W, 432.80 feet;

Thence, N 05° 59' 04" E, 80.18 feet;

Thence, S 83° 53' 21" W, 210.83 feet;

Thence, N 06° 00' E, 284.38 feet to the point of beginning.

Containing 5.00 acres, more or less.

Being the same property conveyed to United Paperworkers International Union by Warranty Deed from TVS, Inc., a Tennessee corporation, recorded on the 29th day of September, 1981 in Deed Book 5801, Page 61, in the Register's Office of Davidson County, Tennessee.

WHEREAS UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICE WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION (UPIU) SUBSEQUENTLY MERGED INTO PAPER, ALLIED-INDUSTRIAL, CHEMICAL AND ENERGY WORKERS INTERNATIONAL UNION (PACE) BY MERGER DATED 8/21/1998. PACE HAVING SUBSEQUENTLY MERGED WITH UNITED STEELWORKERS OF AMERICA (USWA) TO FORM UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICE WORKERS INTERNATIONAL UNION (UNITED STEELWORKERS OR USW).

THIS CONVEYANCE IS SUBJECT TO: SEE ATTACHED EXHIBIT A: PERMITTED EXCEPTIONS

unimproved ☐
This is improved ☒ property, known as 3340 Perimeter Hill Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this ____ day of October, 2017.

UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION

BY: JOHN PERQUIN
ITS: ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER

STATE OF Pennsylvania
COUNTY OF Allegheny

On this the 20th DAY OF OCTOBER, 2017, before me personally appeared JOHN PERQUIN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER of **UNITED STEEL, PAPER AND FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICES WORKERS INTERNATIONAL UNION, SUCCESSOR-IN-INTEREST TO UNITED PAPERWORKERS INTERNATIONAL UNION**, the within named bargainor, a LABOR ORGANIZATION, and that he/she as such ASSISTANT TO THE INTERNATIONAL SECRETARY-TREASURER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th DAY OF OCTOBER, 2017.

Notary Public
My Commission Expires: Pennsylvania

Notarial Seal
CHRISTINE J PATBERG – Notary Public
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires Feb 23, 2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

EXHIBIT A
PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, SOUTH PERIMETER PARK, as recorded in Plat Book 5200, Page(s) 365, Surveyor's Certificate of Correction recorded in Book 5857, Page 432, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants recorded in Book 5801, Page 38, corrected in Book 5920, Page 427, modification in Book 6376, Page 88; and Book 5917, Page 330, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Storm Water Detention Agreement recorded in Book 6145, Page 287.

5. Declaration of record in Book 5917, Page 330.

6. SUBJECT TO ALL MATTERS FROM SURVEY PREPARED BY BRIAN A. MCCAIN, P.L.S. TN RLS# 2256, OF SOUTHERN PRECISION LAND SURVEYING, INC., DATED 09/11/17, AND LAST REVISED ON 09/29/2017, IN PROJECT/JOB NUMBER 17-1091.