BOX 10-B

Bill Garrett Davidson County
Batch# 40812 **DEEDWARR**
12/22/2017 11:18:08 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20171222-0130573

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,750,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATTIANI LLC	**PATTIANI LLC**	**080-00-0-059.00**
(NAME) **500 Ygnacio Valley Road, Suite 180**	(NAME) **C/O OLD REPUBLIC EXCHANGE 500 Ygnacio Valley Road, Suite 180**	
(ADDRESS) **Walnut Creek, CA 94596**	(ADDRESS) **Walnut Creek, CA 94596**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TST COMPANY, A GEORGIA PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATTIANI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 6 and 7, as shown on the map entitled Plan of LaRoche Industrial Park, of record in Plat Book 7900, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TST Company, a Georgia Partnership, by deed from Scott Eaves and wife, Lacy S. Eaves, of record in Instrument No. 20100712-0054649, dated July 2, 2010, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 7900, Page 128; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5487, Page 280; Easements granted to Colonial Pipeline Company of record in Book 3707, Page 98 and Book 4773, Page 3; Covenants contained in deed of record in Book 10156, Page 749; all matters shown on the plat of survey by Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated October 25, 2017, revised December 14, 2017, Job. No. 17154 MHC, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****GRANTEE IS AN EXCHANGE ACCOMMODATION TITLEHOLDER, WHICH IS MERELY A "HOLDING ENTITY" WHOSE SOLE PURPOSE IS TO ACQUIRE TITLE ON BEHALF OF THE REAL PARTIES IN INTEREST, IN A TAX DEFERRED EXCHANGE UNDER IRS SEC. 1031 AND REV. PROC. 2000-37.****

Unimproved ( )
This is improved(X) property, known as **1801 LINDER INDUSTRIAL DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand this 21st day of December, 2017.

TST COMPANY, a Georgia partnership

Partner

By: Anthony Eaves, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Anthony Eaves,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of TST Company, the within-named bargainor, a Georgia Partnership and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of TST Company by himself as such Partner.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2017.

My Commission expires: **November 5, 2018**

Notary Public

