Bill Garrett Davidson County
Batch# 91198 DEEDWARRSP
05/11/2018 02:33:30 PM 9 pgs
Fees: $48.00 Taxes: $9,990.00
20180511-0045454

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lagasse Family Partners, LLC 160 Athens way Nashville, TN 37228	17100000200	Lagasse Family Partners, LLC 160 Athens way Nashville, TN 37228
This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP (APC) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BPI CRABTREE FAMILY INVESTMENTS, LLC**, a Tennessee limited liability company ("BPI Crabtree"), as to a one percent (1%) undivided interest, **DAVID P. CRABTREE, TRUSTEE OF THE DIANE M. CRABTREE 2012 FAMILY TRUST**, a trust formed under the laws of the State of Tennessee ("Crabtree Trust"), as to a thirty-two and one-third percent (32 1/3%) undivided interest, **BPI WILLIAM M. WARFIELD FAMILY INVESTMENTS II, LLC**, a Tennessee limited liability company ("BPI Warfield"), as to a thirty-three and one-third percent (33 1/3%) undivided interest, and **BPI H. RODES HART, JR. FAMILY INVESTMENTS II, LLC**, a Tennessee limited liability company ("BPI Hart"), as to a thirty-three and one-third percent (33 1/3%) undivided interest as tenants in common (BPI Crabtree, Crabtree Trust, BPI Warfield, and BPI Hart being collectively referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **LAGASSE FAMILY PARTNERS, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 100 Franklin Road, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, in fee simple forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Brooke Bard
Affiant

SUE ARNETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Subscribed and sworn to before me this 10th day of May, 2018.

Sue Arnett
Notary Public
My Commission Expires: 3-8-22

7/4139396.1

Each Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey its ownership interest in the Property; and that its ownership interest in the Property is unencumbered except as set forth herein as shown in Exhibit B attached hereto.

Each Grantor further covenants and binds itself to warrant and forever defend the title to its ownership interest in the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature Page Follows]

201805110045454

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed this 11 day of May, 2018.

GRANTOR:

BPI CRABTREE FAMILY INVESTMENTS, LLC

David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Crabtree, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, and is authorized by said limited liability company to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10 day of May, 2018.

Notary Public

My Commission Expires:

05-03-21

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

7/4139396.1

DIANE M. CRABTREE 2012 FAMILY TRUST

David P. Crabtree, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Crabtree, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Diane M. Crabtree 2012 Family Trust, a trust formed under the laws of Tennessee, and is authorized by said trust to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10 day of May, 2018.

Notary Public

My Commission Expires:
05-03-21

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BPI WILLIAM M. WARFIELD FAMILY INVESTMENTS II, LLC

William M. Warfield, Voting Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Warfield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Voting Member of BPI William M. Warfield Family Investments II, LLC, a Tennessee limited liability company, and is authorized by said limited liability company to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10 day of May, 2018.

Notary Public

My Commission Expires:
05-03-21

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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BPI H. RODES HART, JR. FAMILY INVESTMENTS II, LLC

H. Rodes Hart, Jr., Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. Rodes Hart, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of BPI H. Rodes Hart, Jr. Family Investments II, LLC, a Tennessee limited liability company, and is authorized by said limited liability company to execute this instrument on its behalf.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10 day of May, 2018.

Notary Public

My Commission Expires:

05-03-21

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

7/4139396.1

EXHIBIT A

(Legal Description)

Being a parcel of land lying in the 31st Councilmanic District of Nashville, Davidson County, Tennessee. Said Parcel is located in the southeast quadrant of the intersection of Old Hickory Boulevard and Franklin Pike and being more particularly described as follows:

Beginning at a point in the easterly margin of Franklin Pike approximately 358 feet south of Old Hickory Boulevard at the northwest corner of Kimbro Oil Company of record in Deed Book 1450, page 804 shown as Lot 1, Wilkins & Campbell Subdivision of record in Plat Book 7900, page 201, RODC and being the southwest corner of the herein described property; thence with the easterly margin of said Franklin Pike N 25°31'30" E a distance of 69.64 feet to a point; thence continuing with said margin, with a curve turning to the left with an arc length of 289.15 feet, with a radius of 1475.39 feet, with a chord bearing of N 20°00'56" E, with a chord length of 288.69 feet to a point in the southerly margin of Old Hickory Boulevard; thence with the said margin N 72°15'35" E a distance of 11.17 feet to a point in the westerly margin of the CSX Transportation Rail Road; thence, with the westerly margin of said CSX, S 02°09'35" W a distance of 222.86 feet to a point; thence continuing with the margin, S 02°47'27" E a distance of 150.00 feet to a P.K. nail at the northerly corner of said Kimbro Oil Company; thence with the said Kimbro Oil Company the next three calls: S 80°02'33" W a distance of 67.44 feet to a point; thence, N 48°46'27" W a distance of 34.59 feet to an iron pin; thence, N 62°30'34" W a distance of 51.76 feet to the point of beginning and containing 25,333 square feet or 0.58 acres more or less.

Being the same property conveyed to BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, as to a one percent (1%) undivided interest, Diane M. Crabtree 2012 Family Trust, a trust formed under the laws of the State of Tennessee, as to a thirty-two and one-third percent (32 1/3%) undivided interest, BPI William M. Warfield Family Investments II, LLC, a Tennessee limited liability company, as to a thirty-three and one-third percent (33 1/3%) undivided interest, and BPI H. Rodes Hart, Jr. Family Investments II, LLC, a Tennessee limited liability company, as to a thirty-three and one-third percent (33 1/3%) undivided interest as tenants in common by Quitclaim Deed from 100 Franklin Road Partners, a Tennessee general partnership of record in Instrument No. 201805110045453 Register's Office for Davidson County, Tennessee.

EXHIBIT B

(Exceptions)

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2018, prorated at closing and assumed by the Grantee.

2. Terms and provisions of unrecorded lease, as evidenced by memorandum of Lease agreement by and between Investors Towne Center Partners I, LP and The Lamar Companies, of record in Instrument No. 20108170064900, in the Register's Office of Davidson County, Tennessee.

3. Rights of the Railroad Company to expand its right of way to its full charter width.

4. Rights of parties in possession as tenants only.

5. All matters shown on the survey of Ted J. Stevenson, RLS No. 2136, Ragan-Smith Associates, Inc. dated May 28, 2014, last revised August 21, 2014, designated Job Number 86-158.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

