Bill Garrett Davidson County
Batch# 118802 DEEDWARRSP
07/20/2018 09:35:30 AM 6 pgs
Fees: $33.00 Taxes: $0.18
20180720-0070865

True Copy Certification

I, Jason Reschly, 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 MO

County of Jackson

Personally appeared before me, Tammy Eddings, a notary public for this county and state, Jason Reschly 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: 10-24-18
Notary' Seal (if on paper)

TAMMY EDDINGS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Oct. 24, 2018
Commission # 14957992

THIS INSTRUMENT PREPARED BY:
Husch Blackwell LLP
4801 Main Street, Suite 1000
Kansas City, MO 64112
Attn: Jason Reschly

Address New Owner(s):
1525 W. 31st Street
Kansas City, Missouri 64108

Send Tax Bill To:
Sanders Ray Lambert III
1525 W. 31st Street
Kansas City, Missouri 64108

Map & Parcel No.: 095-13-0-021-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WARREN BROTHERS SASH & DOOR CO. LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto PMD BRANCH RE LLC, a Missouri limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the property described herein is free from any lien or encumbrances whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, and its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands to all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming, by through or under Grantor.

201807200070865

WITNESS this as of the 1st day of July, 2018.

GRANTOR:

WARREN BROTHERS SASH & DOOR CO. LLC, a Tennessee limited liability company

By: Pacific Mutual Door Company Partnership, a Missouri partnership, its Sole Member

By: Pacific Mutual Door Company, a Washington corporation, its Managing Partner

By: _____
Sanders Ray Lambert III, VP

Acknowledgment
Exhibit A

201807200070865

ACKNOWLEDGMENT

STATE OF Missouri)
)ss
COUNTY OF Jackson)

The actual consideration of this transfer is $50.00 and other valuable consideration.

Sanders Ray Lambert III
AFFIANT

Subscribed and sworn to before me, this 1st day of July, 2018.

(Seal)

PATRICIA OWSLEY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: August 2, 2020
Commission # 12379401

Patricia Owsley
NOTARY PUBLIC

My commission expires: 08/02/2020

STATE OF Missouri)
)ss.
COUNTY OF Jackson)

Personally appeared before me, Patricia Owsley, a Notary Public for the state and county aforesaid, Sanders Ray Lambert III, 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 Vice President of Pacific Mutual Door Company, a Washington corporation, acting in its capacity as Managing Partner of Pacific Mutual Door Company Partnership, a Missouri partnership, acting in its capacity as Sole Member of Warren Brothers Sash & Door Co. LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument, in the aforesaid capacity, on behalf of the maker.

WITNESS my hand and seal at office this 1st day of July, 2018.

(Seal)

PATRICIA OWSLEY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: August 2, 2020
Commission # 12379401

Patricia Owsley
NOTARY PUBLIC

My commission expires: 08/02/2020

EXHIBIT A
Legal Description

TRACT I:

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being Lot Number 37, shown on the plan of Metropolitan Industrial Park Section 30, a plat of which is of record in Plat Book 4595, page 23, Register's Office for Davidson County, Tennessee. Said Lot Number 37 is more particularly described as beginning at a concrete monument in the western margin of Appleton Drive at the end of the return of the intersection of Massman Drive and Appleton Drive; thence, with the western margin of Appleton Drive S 27 degrees 58' East, passing a concrete monument at 335.00 ft., a total distance of 375.00 ft. .to a point in the center of L & N Railroad lead track; thence, with said track, S 62 degrees 02' West 329.72 ft. to a point; thence, leaving said track, N 27 degrees 58' West, passing a concrete monument in the southerly margin of Massman Drive; thence, N 62 degrees 02' East 279.72 ft. to a concrete monument; thence, with a curve to the right having a radius of 50 ft. a distance of 78.54 ft. to the point of beginning and containing 3.2 acres, more or less.

Being the same real property conveyed to Metropolitan Industrial Park, Inc. by deed of Ervin M. Entrekin, of record in Book 4618, Page 703, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Warren Brothers Sash & Door in Book 4622, Page 558.
Being the same property as conveyed to Warren Brothers Sash & Door Co. LLC by deed recorded in Instrument #20041229-0153896.
Being the same property as conveyed to Warren Brothers Sash & Door Co. LLC by deed of record in Instrument #20041229-0153897.

This conveyance is made subject to easements, building set-back lines, condition of owner's certificate as shown on the plan of record in Book 4350, page 56, said Register's Office and to restrictive covenants, of record in Book 4214, page 851, made applicable to this property by instrument of record in Book 4619, Page 805, said Register's Office.

TRACT II:

A parcel of land in the city of Nashville, Davidson County, Tennessee, bounded on the north by Massman Drive and on the south by an L & N Railroad track, being the Resubdivision of Lot 24, Section 18, Metropolitan Industrial Park, as of record in Book 4470, page 31, Register's Office for said County, more particularly described as follows:

Beginning at an iron rod on the southerly margin of Massman Drive, South 62 deg. 02 min. 00 sec. West 359.72 feet from the centerline of Appleton Drive; thence South 27 deg. 58 min 00 sec. East passing a witness iron rod at 385.00 feet, a total distance of 425.00 feet to a point in the centerline of an L & N Railroad track; thence, with said Railroad South 62 deg. 02 min. 00 sec. West 185.00 feet to a point, thence North 27 deg. 58 min. 00 sec. West, passing a witness iron rod at 40.00 feet, a total distance of 425.00 feet to an iron rod on the southerly margin of Massman Drive; thence with the southerly margin of Massman Drive, North 62 deg. 02 min. 00 sec. East 185.00 feet to the point of beginning, containing 1.8 acres, more or less according to a

survey prepared by Howard W. Anderson, TN Lic. No. 527, of A & A Engineers, Inc., P. O. Box 40048, Nashville, TN 37204, dated December 8, 1997, Job. No. 5633-97.

Being the same property conveyed to Enterprise Appliance Corporation, a Tennessee corporation, by deed from Sam Y. Harding and wife, Doris S. Harding, of record in Book 6283, page 198, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Warren Brothers Sash & Door Company by deed recorded in Book 10759 Page 918.
Being the same property as conveyed to Warren Brothers Sash & Door Co. LLC by deed recorded in Instrument #20041229-0153896.
Being the same property as conveyed to Warren Brothers Sash & Door Co. LLC by deed of record in Instrument #20041229-0153897.

This conveyance is made subject to:

1. An easement for right-of-way of Louisville and Nashville Railroad, formerly the Nashville Chattanooga and St. Louis Railway, of record in Book 34, page 499, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 4214, page 851, and placed on the premises by instrument of record in Book 4392, page 307, and restrictive covenants contained in instrument of record in Book 4518, page 219, Register's Office for Davidson County, Tennessee.

3. Easement from Sam Y. Harding and wife, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4513, page 770, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 4470, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as 710 Massman Drive, Nashville, TN 37210.