Karen Y Johnson Davidson County
Batch# 140890 DEEDWARRSP
09/14/2018 01:21:30 PM 6 pgs
Fees: $33.00 Taxes: $14,800.00
20180914-0091493

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Warehouse Ventures, GP 1508 Elm Hill Pike, Suite 100 Nashville, Tennessee 37210	Map Parcel Nos. 106-020-052.00 106-020-064.00 106-020-054.00	Warehouse Ventures, GP 1508 Elm Hill Pike, Suite 100 Nashville, Tennessee 37210
This instrument prepared by: Sarah K. Laird, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/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, **WALTER E. HEARN AND JAMES W. HEARN** (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to **WAREHOUSE VENTURES, GP**, a Tennessee general partnership, (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as:

900 Twin Elms Ct. a/k/a 998 Elm Hill Pike, Nashville, Tennessee (Tract 1)
851 Fesslers Parkway, Nashville, Tennessee (Tract 2)
908 Twin Elms Ct., Nashville, Tennessee (Tract 3)

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage or square footage situated in the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00

Affiant

Subscribed and sworn to before me this 13th day of September, 2018.

SARAH B. IRMLER
NOTARY PUBLIC
OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public
My Commission Expires: 5/5/20

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 13th day of September, 2018.

GRANTOR:

Walter E. Hearn

WALTER E. HEARN

James W Hearn

JAMES W. HEARN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER E. HEARN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

13th WITNESS my hand and seal at office in Nashville Tennessee, this the day of September, 2018..

Deborah B. Irmick

My commission expires: 5/5/20

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

[Notarial Seal]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

13th WITNESS my hand and seal at office in Nashville, Tennessee, this the day of September, 2018.

Deborah B. Irmick

My commission expires: 5/5/20

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

[Notarial Seal]

EXHIBIT A

DESCRIPTION OF PROPERTY

Tract 1:

Being Lot No. 1 on the Plan of Elm Hill Business Center, Section 6, of record in Book 5190, page 98, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the northern margin of Elm Hill Pike, said pin being 132.14 feet northwest of the intersection of the center line of Twin Elms Court with the northern right-of-way margin of Elm Hill Pike; thence, north 51 degrees 52 minutes west, 191.99 feet to an iron pin; thence, North 78 degrees 32 minutes 54 seconds East, 240.10 feet to an iron pin in the western right-of-way margin of Twin Elms Court; thence, with the chord of a curve having a radius of 560.00 feet, an interior angle of 15 degrees 49 minutes 18 seconds, a length of 154.63 feet, South 03 degrees 26 minutes 26 seconds east, 154.15 feet to a concrete monument, the beginning of a curve; thence, with the chord of a curve having a radius of 20.81 feet, an interior angle of 91 degrees 03 minutes 54 seconds, a length of 33.08 feet, south 49 degrees 54 minutes 11 seconds west, 29.70 feet to a concrete monument in the northern right-of-way margin of Elm Hill Pike; thence, with said margin of Elm Hill Pike, north 84 degrees 33 minutes 54 seconds west, 71.40 feet to the point of beginning, containing 26,268.00 square feet.

Being the same property conveyed to James W. Hearn and Walter E. Hearn by Deed of record in Book 5817, page 286, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Fessler's Lane Business Park of record in Plat Book 6250, page 972, Register's Office for Davidson County, Tennessee, described according to a survey by Kevin Tucker and Associates, P.C. (project #86354), as follows:

Beginning at a point on the Cul-de-sac of Fessler's Parkway being approximately 1422 feet from the intersection of Fessler's Parkway and Fessler's Lane, said also being the northeasterly corner of Lot 6 on the plat of Fessler's Lane Business Park as recorded in plat Book 6250, page 972, Dated June 23, 1986, R.O.D.C.T. Thence, with right-of-way of Fessler's Parkway along the arc of a curve to the left having a radius of 85.00 feet, a central angle of 36° 01' 55" and a chord bearing and distance of North 55° 57' 39" East 52.58 feet to a point, said point being a south westerly corner of Lot 4 of Fessler's Lane Business Park; thence with said line of Lot 4 South 52° 03' 19" East 333.70 feet to a point; thence with the westerly line of Elm Hill Business Center, Section 16, Section 8, Section 13, and Section 7 as recorded in Plat Book 5190, pages 662, 294, 454 and 246, R.O.D.C.T. South 10° 49' 44" West 362.90 feet to a point in the right of way of Interstate 40, Thence with said line North 52° 41' 20" West and a distance of 268.14 feet to a point, said point being the southern most corner of Lot 6 of Fessler's Land Business Park; Thence leaving said right of way and with the line of Lot 6 North 10° 49' 44" East a distance of 310.06 feet to a point; thence with said line North 52° 03' 19" West and a distance of 105.93 feet to the point of beginning, and containing 2.10 acres more or less.

Being the same property conveyed to Walter E. Hearn and James W. Hearn by Deed of record in Book 7002, page 436, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 1 of Elm Hill Business Center, Section Seven, of record in Book 5190, page 246, Register's Office for said County, and more particularly described as follows:

Beginning at a concrete monument located in the western right of way margin of Twin Elms Court, said monument also being 175.83 feet north of the northern margin of Elm Hill Pike; thence continuing with the western right of way of Twin Elms Court with a curve to the left having a radius of 560.0 feet and a length of 40.84 feet to a concrete monument; thence with a curve to the right having a radius of 440.0 feet and length of 99.16 feet to a point; thence South 82 degrees 57 minutes 57 seconds West 235.26 feet to a point; thence South 11 degrees 43 minutes West 121.0 feet to a concrete monument; thence South 51 degrees 52 seconds East 61.17 feet to a point; thence North 78 degrees 32 minutes 54 seconds East 240.10 feet to the point of beginning, containing 0.88 acres, more or less.

Being the same property conveyed to Walter E. Hearn and James W. Hearn by Deed of record in Book 5399, page 739, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2018 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on Plat of record in Book 5190, page 98, Register's Office for Davidson County, Tennessee. (Tract 1)

3. All matters shown on Plat of record in Book 6250, page 972, Register's Office for Davidson County, Tennessee. (Tract 2)

4. All matters shown on Plat of record in Book 5190, page 246, Register's Office for Davidson County, Tennessee. (Tract 3)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5765, page 785, Register's Office for Davidson County, Tennessee. (Tract 2)

6. Deed of Conveyance for sanitary sewer of record in Book 5226, page 14, Register's Office for Davidson County, Tennessee. (Tracts 1 & 3)

TRUE COPY CERTIFICATION

I, D. MATTHEW FOSTER, 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.

D. Matt Foster
Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis Wilburn, a notary public for this county and state, D. Matthew Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis Wilburn
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018