Karen Y Johnson Davidson County
Batch# 148682 DEEDWARRSP
10/03/2018 02:56:30 PM 6 pgs
Fees: $33.00 Taxes: $15,262.50
20181003-0098349

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
ELM HILL PIKE INVESTORS, LLC Post Office Box 150262 Nashville, Tennessee 37215	10701000900	ELM HILL PIKE INVESTORS, LLC Post Office Box 150262 Nashville, Tennessee 37215
This instrument prepared by: Patrick A. Scheiderer, Attorney at Law Faegre Baker Daniels LLP, 110 West Berry Street, Suite 2400, Fort Wayne, Indiana 46802		

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, **PFL INVESTMENTS, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **ELM HILL PIKE INVESTORS, LLC**, a Tennessee limited liability company (the "**Grantee**"), and Grantee's successors and assigns, an eighty percent (80%) undivided interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property; all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, together with such real property described on Exhibit "A", are referred to collectively as the "**Property**", subject only to the encumbrances described in Exhibit "B" attached hereto and made a part hereof (hereinafter called the "**Permitted Exceptions**");

This is improved property, known as 1826 Elm Hill Pike, Nashville, Davidson County, Tennessee.

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

GRANTOR, as its sole warranty herein, specially warrants to Grantee and Grantee's successors and assigns, that Grantor will forever defend title to the Property (subject to the Permitted Exceptions) against those claims, and only those claims, of all persons whomsoever who shall claim title to or assert claims affecting the title to the Property, or any part thereof, under, by or through, or based upon the acts of, Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the 2nd day of October, 2018.

GRANTOR:

PFL INVESTMENTS, LLC,
a Tennessee limited liability company

By: X _____
Daniel J. Dugan, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Vickie Crawford, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared DANIEL J. DUGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member of PFL INVESTMENTS, LLC, a Tennessee limited liability company, the within-named Grantor, and that he, as such sole Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such sole Member.

WITNESS my hand and seal at office on this the 28 day of September, 2018.

_____
Notary Public

My Commission Expires:
7/5/21

VICKIE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

US.120178612.02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,125,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2018.

Notary Public
My Commission Expires: 5/6/19

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ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Exhibit "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SECTION 6, AS OF RECORD IN BOOK 3842, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF ELM HILL PIKE AND THE SOUTHEASTERN CORNER OF THE JACKSON COURTYARD & JOHNSTON CONCRETE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 20010228-0018822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE ALONG ELM HILL PIKE, S 21 DEGREES, 25 MINUTES, 06 SECONDS W, 227.00 FEET TO A CONCRETE MONUMENT;

(2) THENCE LEAVING ELM HILL PIKE N 70 DEGREES, 46 MINUTES, 00 SECONDS W, 299.76 FEET TO AN IRON PIN;

(3) THENCE N 21 DEGREES, 21 MINUTES, 41 SECONDS EAST, 238.24 FEET TO AN IRON PIN;

(4) THENCE S 68 DEGREES, 37 MINUTES 04 SECONDS EAST, 299.78 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR, BY DEED FROM 1826 ELM HILL PIKE ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20080725-0076474, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 3842, Page 178, in the Register's Office of Davidson County, Tennessee.

3. Right of Way Easements to Colonial Pipeline Company, of record in Book 3673, Page 81 and Book 4956, Page 395, in the Register's Office of Davidson County, Tennessee.

4. Easements to Tennessee Power Company, of record in Book 437, Page 28 and Book 437, Page 49, in the Register's Office of Davidson County, Tennessee.

5. Easement from George Peabody College for Teachers to City of Nashville, of record in Book 2017, Page 589, in the Register's Office of Davidson County, Tennessee.

6. Rights of parties in possession pursuant to unrecorded lease(s).

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

