Karen Y Johnson Davidson County
Batch# 149775 DEEDWARRSP
10/08/2018 10:05:30 AM 7 pgs
Fees: $38.00 Taxes: $48,211.00
20181008-0099493

PREPARED BY AND
WHEN RECORDED
RETURN TO:
Tennessee Valley Title
Insurance Co.
800 S. Gay Street,
Suite 1700
Knoxville, TN 37929

Responsible Tax Payer:
Greenbelt Development, LLC c/o
South College of Tennessee, Inc.
3904 Lonas Drive
Knoxville, TN 37909-3323

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1st day of October, 2018, by and among GAEDEKE HOLDINGS, LTD, a Texas limited partnership (the "Grantor")whose address is 3710 Rawlins Street, Suite 1100 Dallas, Texas 75219 and GREENBELT DEVELOPMENT, LLC, a Tennessee limited liability company (the "Grantee"), whose address is c/o South College of Tennessee, Inc., 3904 Lonas Drive, Knoxville, TN 37909-3323.

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, that certain parcel of land situate, lying and being in Davidson County, Tennessee being described on Exhibit A attached hereto and made a part hereof (the "Land").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Land; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Land: and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Land.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO the matters reflected on the attached Exhibit B, without reimposing same.

AND Grantor covenants that Grantor's lawfully seized of such Land in fee simple; that Grantor has the lawful right and authority to sell and convey such Land; and that Grantor fully warrants the title to the said Land and will defend the same against the lawful claims of persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

Gaedeke Holdings, Ltd.

By: Gaedeke Investments, Inc., a Delaware corporation, its General Partner

By: _____

Name: GLENN LICKSTEIN

Title: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, GLENN LICKSTEIN, with whom I am personally acquainted, and who, upon oath, acknowledged ___self to be the VICE PRESIDENT of Gaedeke Investments, Inc., a Delaware corporation, which is the General Partner of GAEDEKE HOLDINGS, LTD., a Texas limited partnership, the within named bargainor, and that ___he as such VICE PRESIDENT of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Gaedeke Investments, Inc., as General Partner of GAEDEKE HOLDINGS, LTD.

WITNESS my hand and official seal at office this 28 day of SEPTEMBER 2018.

My Commission Expires:
MARCH 22, 2021

_____
Notary Public

DEBRA J. MARSHALL
Notary Public, State of Texas
Comm. Expires 03-22-2021
Notary ID 8702996

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $13,630,000.00

Affiant _____.

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

_____
Notary Public

My Commission Expires: 6/4/2022

KIMBERLY S. MILLSAPS
NOTARY PUBLIC
STATE OF TENNESSEE
Comm. Exp. 6-4-2022
KNOX COUNTY

EXHIBIT "A" LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 6 of Lot 6, Section Three, Highland Ridge, as of Record in Plat Book 6250, Page 138, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing right-of-way monument in the southerly right-or-way line of Marriott Drive, width varies, at a corner common with Lot 4 of Section I Marriott Hotel Corporation and Office Park, as of record in Plat Book 5200, Page 375, at the Register's Office for Davidson County, Tennessee, also being the property of Nashville Airport Hotel, Inc. as of record in Deed Book 10950, Page 311, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Marriott Drive with a curve to the left, along an arc length of 170.00 feet, the central angle of which is 32^0 28' 04", the radius of which is 300.00 feet, the chord of which is South 21^0 50' 04" East, 167.74 feet to a point of an existing manhole;

Thence with a curve to the left, along an arc length of 153.16 feet, the central angle of which is 41 ^{0} 11' 45", the radius of which is 213.02 feet, the chord of which is South 58^0 40'0l" East, 149.88 feet to an existing right-of-way monument;

Thence South 79^0 15' 55" East, 286.03 feet to an existing railroad spike;

Thence with a curve to the right, along an arc length of 93.40 feet, the central angle of which is 21^0 11' 05", the radius of which is 252.61 feet, the chord or which is South 68^0 40' 22" East, 92.87 feet to an existing right-of-way monument;

Thence South 58^0 04' 50" East, 300.54 feet to an existing right-of-way monument, at a corner common with the property of the Metropolitan Government of Nashville, Davidson County, as of record in Deed Book 10228, Page 25, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Marriott Drive with the westerly property line of the Metropolitan Government of Nashville, Davidson County, South 08^0 07' 36" West, 88.82 feet to an existing right-or-way monument in the northerly right-of-way line of Interstate 40, 300 feet in width;

Thence with the northerly right-of-way line of Interstate 40, North 79^0 15' 55" West, 801.70 feet to an existing right-of-way monument, at a corner common with said Lot 4;

Thence leaving the northerly right-or-way line or Interstate 40, with the easterly property line of said Lot 4, North 01^0 45' 18" West, 418.40 feet to the Point of Beginning. Containing 163,740 square feet or 3.759 acres more or less.

BEING the same property conveyed to Gaedeke Holdings, Ltd. by Special Warranty Deed from Massachusetts Mutual Life Insurance Company, dated November 19, 1998, and recorded in Book 11213, page 363, in the Davidson County Register's Office. See also Quitclaim Deed dated November 19, 1998, and recorded in Book 11213, page 369, in the Davidson County Register's Office.

Exhibit B
Permitted Exceptions

PERMITTED EXCEPTIONS - EXHIBIT B TO THE DEED

1. Taxes for the year 2018, which are a lien, but not yet due or payable, and all taxes for subsequent years.

2. All matters reflected in the survey prepared by Jimmy W. Springer, RLS No. 825, dated October 21, 1998, last revised November 18, 1998, and by map recorded in Book 6250, page 138, in the Davidson County Register's Office.

3. Lack of direct access to Interstate 40.

4. Easement and right-of-way granted to the United States of America by Final Decree recorded in Book 1298, page 301, as amended by Grant of Transmission Line Easement of record in Book 3314, page 339, both in the Davidson County Register's Office.

5. Terms and provisions of Agreement of record in Book 4890, page 358, in the Davidson County Register's Office.

6. Amendment to the official Street and Alley Acceptance and Maintenance Map recorded as Bill No. 084-230, in the Davidson County Register's Office.

7. Restrictive Covenants filed of record in Book 5762, page 691, in the office of the Davidson County Register of Deeds.

8. Terms and provisions of Development Agreement dated April 16, 1981, and recorded in Book 5762, page 677, in the Davidson County Register's Office.

9. Rights of tenants.

True Copy Certification

I, Carl W. Manning, 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 Knox

Personally appeared before me, Sandra Bright, a notary public for this county and state, Carl W. Manning 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: 3/3/2021
Notary' Seal (if on paper)

