This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
Attn: Christopher M. Corriveau

Karen Y Johnson Davidson County
Batch# 152841 DEEDWARRSP
10/19/2018 03:13:30 PM 7 pgs
Fees: $38.00 Taxes: $9,250.00
20181019-0104054

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
PNE Investment, LLC 1201 Gallatin Pike N Madison, TN 37115	New Owner	133-6-252.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **PNE INVESTMENT, LLC,** a Tennessee limited liability company (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mark Mahan Janbakhsh**, an individual, and **J M M, LLC,** a Tennessee limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds himself, his successors and assigns and itself, its successors and assigns, to forever warrant and defend the title to 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.

IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of October, 2018.

GRANTOR:

J M M, LLC

By: _____
Mark Mahan Janbakhsh, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Mark Mahan Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 J M M, LLC, ("**Grantor**"), and is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office this 18th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of October, 2018.

GRANTOR:

By: _____
Mark Mahan Janbakhsh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, C.M. Corriveau, a Notary Public in and for said County and State, Mark Mahan Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 18th day of October, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,500,000.00.
Subscribed and sworn to before me this the 18th day of October, 2018.



Affiant

Notary Public

My Commission Expires: 3/8/2021

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 1, North Natchez Park Consolidation Plat, Lots 1, 2, 3, 6, Reserve Parcel 262 & Parcels 153.04 & 234, as shown on survey and plat of record in Instrument No. 20071220-0146212, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to vested owners Mark Mahan Janbakhsh & J M M, LLC by the following Deeds:

1. To Mark Mahan Janbakhsh by Quitclaim Deed from Mehran Janbakhsh, dated January 23, 2008, recorded January 29, 2008, of record in Instrument No. 20080129-0009164, Register's Office for Davidson County, Tennessee;

2. To Mark Mahan Janbakhsh by Quitclaim Deed from Mehran Janbakhsh, dated January 23, 2008, recorded January 29, 2008, of record in Instrument No. 20080129-0009163, Register's Office for Davidson County, Tennessee;

3. To J M M, LLC by Quitclaim Deed from Mahan Mark Janbakhsh, dated January 9, 2004, recorded January 12, 2004, of record in Instrument No. 20040112-0004632, Register's Office for Davidson County, Tennessee;

4. To J M M, LLC by Quitclaim Deed from Mahan Mark Janbakhsh, dated January 9, 2004, recorded January 12, 2004, of record in Instrument No. 20040112-0004633, Register's Office for Davidson County, Tennessee.

5. To JMM, LLC by Warranty Deed from Institute of Learning Research, Inc., now known as Center for Developmental Learning, Inc., a Tennessee non-profit corporation, dated December 18, 2006, recorded December 19, 2006, of record in Instrument No. 20061219-0156291, Register's Office for Davidson County, Tennessee.

6. To JMM, LLC by Warranty Deed from Larry L. Padgett, dated January 21, 2004, recorded January 21, 2004, of record in Instrument No. 20040121-0008055, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Davidson County taxes for the year 2019 and thereafter, not yet due and payable.

2. All matters appearing on the plan of North Natchez Park Consolidation Plat, Lots 1, 2, 3, 6, Reserve Parcel 262 & Parcels 153.04 & 234, as shown on survey and plat of record in Instrument No. 20071220-0146212, Register's Office for Davidson County, Tennessee.

3. Reservation of Encroachment Easement as provided in deed of record in Instrument No. 20061219-0156291, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3339, page 29; Book 4122, page 646; Book 4144, page 965; Book 4344, page 317; Book 4344, page 330; Book 7663, page 607; and in Instrument No. 20080123-0007125, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080123-0007110, Register's Office for Davidson County, Tennessee.

6. Termination of Easement for Ingress and Egress of record in Instrument No. 20080930-0099282, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

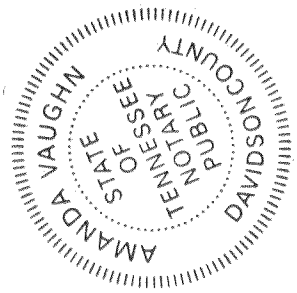
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)