THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817590**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2018. Notary Public My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 153659 **DEEDWARR**
10/24/2018 09:02:58 AM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20181024-0105221

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MYS2, LLC 4309A Sneed Road Nashville, TN 37215	New Owner	Tax Parcel ID No. 14200036600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hailwest Properties, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MYS2, LLC, A Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 13 as shown on the Resubdivision of Lot 12 of Sawyer Brown Office Park, of record as Instrument No. 20040505-0051267, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from PAC-Hailwest, LLC, a Tennessee limited liability company to Hailwest Properties, a Tennessee general partnership, as recorded on the 16th day of September, 2009 in Instrument No. 20090916-0086553 and Special Warranty Deed from Flat Creek Partners I, a Tennessee general partnership to PAC-Hailwest, LLC, a Tennessee limited liability company, as recorded on the 26th day of March, 2009 in Instrument No. 20090326-0027309, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SAWYER BROWN OFFICE PARK, RESUBDIVISION OF LOT 12, as recorded in Instrument No. 20040505-0051267 and Plat Book 7900, Page 132.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7860, Page 964 and Instrument No. 20040528-0062845.

Charter of Homeowners Association recorded in Book 7860, Page 958 and Instrument Nos. 20040203-0013032 and 20040203-0013033.

Easement for Access, recorded in Instrument Nos. 20000302-0020676 and 20000915-0091871.

Declaration of restrictions and covenants for Stormwater Facilities and Systems recorded at Instrument No. 20141204-0111271.

Agreement and Release recorded in Book 10569, Page 588 and 11438, Page 868. Easement Agreement recorded at Instrument No. 20090326-0027310.

Storm Water Quality Agreement recorded at Instrument No. 20040503-0050070. All matters shown on the survey dated June 8, 2004, prepared by Mark E. Sawyer, R.L.S. #1649.

Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

FYI - Articles recorded at Instrument Nos. 20090326-0027308; 20090910-0084950 and 20090916-0086552.

This is improved property located at 7518 Highway 70 South Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2018.

Hailwest Properties

By: James C. Hailey, General Partner

By: Neal Westerman, General Partner

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ DICKSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared James C. Hailey and Neal Westerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Hailwest Properties, a Tennessee general partnership the within named bargainor, a Partnership, and that they as such Partners being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by themselves as Partner.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Public
My Commission Expires: MAY 17, 2021

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021