Karen Y Johnson Davidson County
Batch# 157154 DEEDWARRSP
11/06/2018 03:00:51 PM 7 pgs
Fees: $38.00 Taxes: $4,070.00
20181106-0110064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Hannah Parker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF November, 2018.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/19

Prepared by:
After recording return to:
Commerce Title & Escrow, LLC
Attn: Adam LaFevor
513 3rd Avenue South
Nashville, TN 37210
File No. TCW-18-MGI-561-570

ADDRESS OF NEW OWNER:

HRC Metroplex Reverse LLC
c/o Haleakala Ranch Company
529 Kealaloa Avenue
Makawao, Hawaii 96768

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
HRC Metroplex Reverse LLC
c/o Haleakala Ranch Company
529 Kealaloa Avenue
Makawao, Hawaii 96768

MAP PARCEL NUMBER:

APN: 13400023900

SPECIAL WARRANTY DEED
(561 Metroplex Drive)

THIS SPECIAL WARRANTY DEED, effective as of the 5th day of November, 2018, between **MG INVESTMENT PROPERTIES**, a Tennessee general partnership (hereinafter referred to as "Grantor"), and **HRC METROPLEX REVERSE LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, transfer, convey and confirm unto Grantee and its successors and assigns of all of that certain land lying and being located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements located thereon. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved real property located at 561 Metroplex Drive, Nashville, Tennessee.

in anywise appertaining to the only proper use, benefit and behalf of Grantee and its successors and assigns, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against only the claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

MG INVESTMENT PROPERTIES,
a Tennessee general partnership

By: _____
G. Scott Graves
Partner

By: _____
Anthony H. Massa
Partner

STATE OF TN)
) SS.
COUNTY OF Davidson)

On 11/5/2018, before me, Adam LaFevor, a Notary Public, personally appeared G. Scott Graves, who proved to me on the basis of satisfactory evidence ~~to~~ be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)

exp. 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

STATE OF TN)
) SS.
COUNTY OF Davidson)

On 11/5/2018, before me, Adam LaFevor, a Notary Public, personally appeared Anthony H Mann who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

exp: 5/5/20



(seal)

EXHIBIT A

LEGAL DESCRIPTION
(561 Metroplex Drive)

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a Resubdivision of Lots 6 & 7 on the Plan of Metroplex, Section One, of record in Plat Book 5190, Page 772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M G Investment Properties, a Tennessee General Partnership, by Warranty Deed from Milton R. Grief, of record in Instrument No. 20110912-0070605, in the Register's Office of Davidson County, Tennessee, dated September 2, 2011 and recorded on September 12, 2011.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictions and easements as shown on the Plan of a Resubdivision of Lots 6 & 7 on the Plan of Metroplex, Section One, of record in Plat Book 5190, Page 772, amended in Book 6147, Page 94 in the Register's Office for Davidson County, Tennessee. [Note: The amendment recorded in Plat Book 6147, Page 94, references the incorrect plat it was intended to amend. It should reference Plat Book 5190, Page 772 rather than Plat Book 5200, Page 308.]

2. Terms and conditions of Storm Water Detention Agreement by and between Ti-Caro, Inc. and The Metropolitan Government of Nashville and Davidson County dated as of October 6, 1983, recorded October 12, 1983 in Deed Book 6155, Page 639 in the Register's Office for Davidson County, Tennessee.