Karen Y Johnson Davidson County
Batch# 157156 DEEDWARRSP
11/06/2018 03:02:03 PM 8 pgs
Fees: $43.00 Taxes: $29,600.00

20181106-0110066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000,000.00.

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/19

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

Prepared by:
After recording return to:
Commerce Title & Escrow, LLC
Attn: Adam LaFevor
513 3rd Avenue South
Nashville, TN 37210
File No. 2040-4132397

ADDRESS OF NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP PARCEL NUMBER:**
HRC Metroplex LLC HRC Metroplex Reverse LLC c/o Haleakala Ranch Company 529 Kealaloa Avenue Makawao, Hawaii 96768	HRC Metroplex LLC HRC Metroplex Reverse LLC c/o Haleakala Ranch Company 529 Kealaloa Avenue Makawao, Hawaii 96768	APN: 13400023800

SPECIAL WARRANTY DEED
(570 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 LLC**, a Delaware limited liability company, as to a 68.26% undivided interest, and **HRC METROPLEX REVERSE LLC**, a Delaware limited liability company, as to a 31.74% undivided interest (hereinafter collectively 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 their respective successors and assigns, 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 570 Metroplex Drive, Nashville, Tennessee.

To have and to hold said tracts or parcels of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee and their respective 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)

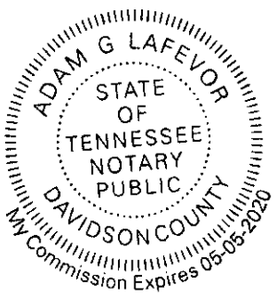
On 5/5/2018, before me, Adam LaFevor, a Notary Public, personally appeared G. Scott Graves, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 TN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

exp: 5/5/20



(seal)

STATE OF TN)
) SS.
COUNTY OF Davidson)

On 5/5/2018, before me, Adam LaFevor, a Notary Public, personally appeared Anthony H. Massa, 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

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

(seal)

EXHIBIT A

LEGAL DESCRIPTION
(570 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. 5 on the Plan of Metroplex Subdivision, of record in Plat Book 5200, Page 308 and 309, 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, by Warranty Deed from Dorothy W. Grief, of record in Instrument No. 20110912-0070606, 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 Metroplex Subdivision, of record in Plat Book 5200, Page 308 and 309, in the Register's Office for Davidson County, Tennessee.

2. Terms and conditions of Deed of Conveyance of water mains to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services dated June 24, 1981, recorded July 17, 1981 in Deed Book 5771, Page 654 in the Register's Office of Davidson County, Tennessee.

3. Terms and conditions of Deed of Conveyance of water mains to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services dated June 24, 1981, recorded July 17, 1981 in Deed Book 5771, Page 659 in the Register's Office of Davidson County, Tennessee.

4. Terms and conditions of Storm Water Detention Agreement by and between Walter Knestrick, partner of Metroplex Ltd., and The Metropolitan Government of Nashville and Davidson County dated as of December 31, 1980, recorded March 15, 1982 in Deed Book 5861, Page 417 in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of Storm Water Detention Agreement by and between Metroplex Ltd. and The Metropolitan Government of Nashville and Davidson County dated as of October 8, 1980, recorded March 15, 1982 in Deed Book 5861, Page 502 in the Register's Office for Davidson County, Tennessee.

6. 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.

7. Terms and conditions of Lease Agreement by and between Metroplex, Ltd., Lessor, and National Advertising Company of Bedford Park, Illinois, Lessee, for advertising display purposes dated November 18, 1983, recorded January 23, 1984 in Deed Book 6218, Page 947 in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of Lease Agreement dated May 1, 1995 by and between Metroplex, Ltd., Lessor, and National Advertising Company, a Delaware corporation, Lessee, for outdoor advertising structure purposes as evidenced by Memorandum of Lease dated May 1, 1995, recorded May 25, 1995 in Deed Book 9767, Page 567 in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of easement in favor of Qwest Communications Corporation for communications and other facilities, ingress and egress dated October 4, 1999, recorded October 9, 1999 in Book 11695, Page 856 in the Register's Office for Davidson County, Tennessee.

10. Easement for billboard and access purposes reserved in Deed of Correction from Ervin M. Entrekin, Trustee, on behalf of Metroplex, Ltd., a Tennessee limited partnership, to Metroplex 1984 Warehouse, Ltd., a Tennessee limited partnership, dated November 20, 2002, recorded

November 21, 2002 as Instrument No. 20021121-0144572 in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances by and between Dorothy W. Grief and The Metropolitan Government of Nashville and Davidson County dated October 31, 2006, recorded November 1, 2006 as Instrument No. 20061101-0135446 in the Register's Office for Davidson County, Tennessee.

12. Terms and conditions of Stormwater Detention Agreement by and between Dorothy W. Grief and the Metropolitan Government of Nashville and Davidson County dated October 10, 2006, recorded November 1, 2006 as Instrument No. 20061101-0135453 in the Register's Office of Davidson County, Tennessee.

13. Terms and conditions of easement for telecommunications cable system purposes in favor of Qwest Communications International Inc., et al., pursuant to Easement Deed by Court Order dated December 14, 2011, recorded February 28, 2012 as Instrument No. 20120228-0017172 in the Register's Office of Davidson County, Tennessee.