Karen Y Johnson Davidson County
Batch# 164418 DEEDWARRSP
11/21/2018 12:10:30 PM 5 pgs
Fees: $28.00 Taxes: $7,677.50
20181121-0114652

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
P1 Investment, LLC P.O. Box 3407 Brentwood, TN 37027	**SAME AS NEW OWNER**	**Map 0086-00-0** **Parcel 183.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PENN MAINTENANCE COMPANY, INC. AND PENN WINDOW AND OFFICE CLEANNG COMPANY, INC. A PENNSYLVNIA CORPORATION** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **P1 INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as set forth on Exhibit "B" attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

GRANTOR FUTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming through and under Grantor, but not further otherwise.

Witness my hand this 19 day of November, 2018.

Penn Maintenance Company, Inc.

By: _____
Steven R. Gaber, Chief Executive Officer

Penn Window and Office Cleaning Company

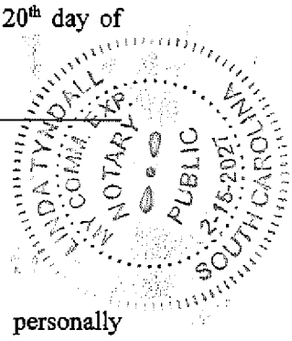
By: _____
Steven R. Gaber, Chief Executive Officer

STATE OF South Carolina)
COUNTY OF Greenville)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Steven R. Gaber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer of Penn Maintenance Company, Inc., a Tennessee corporation, the within named bargainor, and that as the Chief Executive Officer of the Corporation, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Chief Executive Officer.

Witness my hand and official seal, at office located in Nashville, Tennessee this 20th day of November 2018.

My Commission Expires: 2-15-2027 Notary Public

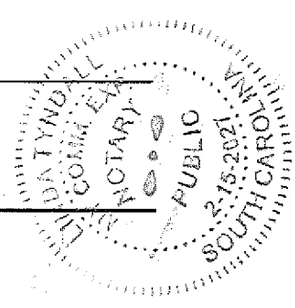


STATE OF South Carolina)
COUNTY OF Greenville)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Steven R. Gaber,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer of Penn Window and Office Cleaning Company, a Pennsylvania corporation, the within named bargainor, and that as the Chief Executive Officer of the Corporation, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Chief Executive Officer.

Witness my hand and official seal, at office located in Nashville, Tennessee this 20th day of November 2018.

My Commission Expires: 2-15-2027 Notary Public



Affidavit of Consideration

South Carolina
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Greenville

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,075,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

17th
Sworn to and subscribed before me, this ~~20th~~ day of November 2018.

My Commission Expires: 2-15-2027 NOTARY PUBLIC

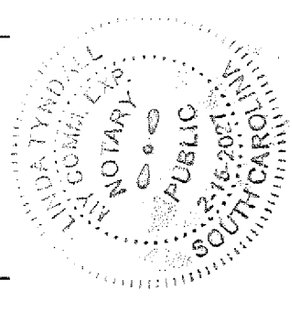


EXHIBIT "A"

Legal Description of the Property

Property located in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, Being Lot No. 1 on the Final Plat of Section One, Central Pike Subdivision as of record in Plat Book. 6050, Page 313, Registers Office of Davidson County, Tennessee. Also, being Parcel No. 183 on Davidson County Property Map 86 and being more particularly described according to a survey prepared by Wamble and Associates dated October 29, 1996, Up-Dated on February 21, 2000, as follows:

Beginning at the intersection of the Southerly right-of-way of Central Pike and the westerly right-of-way of Old Hickory Boulevard; Thence, with said Old Hickory Boulevard with a curve to the right having a central angle of 03 degrees 31 minutes 00 seconds, a radius of 2814.79 feet an arc length of 172.76 feet and a chord bearing and length of South 10 degrees 28 minutes 46 seconds East 172.73 feet to a point, said point being an existing concrete monument at the Northeast corner of Lot No. 1 of Darsinos subdivision as of record in Plat Book 5800 Page 91, Registers Office of Davidson County, Tennessee; Thence, leaving said Old Hickory Boulevard and following the Northerly Boundary of the aforementioned Darsinos Subdivision South 86 degrees 55 minutes 55 seconds West 174.63 feet to a point, said point being the Northwest corner of the aforementioned Darsinos Subdivision; Thence, with the Westerly Line of said Darsinos Subdivision South 11 degrees 46 minutes 04 seconds East 140.14 feet to a point; Thence, leaving said Westerly Line South 86 degrees 53 minutes 18 seconds West 57.17 feet to a point. said point being the Southeast Comer of the property conveyed to Shankerbhai B. Papel as of record in Deed Book 6944, Page 754, Registers Office of Davidson County, Tennessee; Thence, with the Easterly line of said Papel property North 11 degrees 48 minutes 19 seconds West 139.71 feet to a point; Thence, South 85 degrees 30 minutes 32 seconds West 22.34 feet to a point, said point being the Southeast Corner of the property conveyed to Shurgard-Freeman Hermitage Joint Venture as of record in Deed Book 9516, Page 428, Registers Office for Davidson County, Tennessee; Thence, with the Easterly line of said Shurgard-Freeman property North 2 degrees 25 minutes 45 seconds East 41.50 feet to a point; Thence, North 2 degrees 39 minutes 45 seconds West 263.06 feet to a point on the Southerly right-of-way of Central Pike; Thence, with said Central Pike with a curve to the right having a central angle of 09 degrees 30 minutes 00 seconds, a radius of 783.51 feet, an arc length of 129.91 feet and a chord bearing and length of South 62 degrees 17 minutes 57 seconds East 129.76 feet to a point; Thence, South 57 degrees 32 minutes 57 seconds East 110.75 feet to the point of beginning. Containing more or less 63,125.00 square feet or 1.45 Acres.

Being the same property conveyed to Penn Maintenance Co., Inc. and Penn Window and Office Cleaning Co., Inc. by Deed from Eleftherios Kyriakos, Panagoula Kyriakos, Helen Kyriakos Manos and John G. Manos, filed for record on March 9, 2000, in Instrument Number 20000310-0025147, and corrected in Instrument No. 20000619-0060848, Register's Office for Davidson County, Tennessee. The Grantor's Entity is winding up its business in Tennessee.

Property Address: 54751 Old Hickory Boulevard, Nashville, TN 37076

EXHIBIT "B"

Permitted Exceptions

1. Real Property Taxes for the year 2019 and beyond, a lien not yet due and payable.

2. Easement for widening of Old Hickory Boulevard, of record in Book 4175, page 73, Register's Office for Davidson County, Tennessee.

3. Right of Way to State of Tennessee, of record in Book 56, page 11, Register's Office for Davidson County, Tennessee.

4. Easement for overhead utility lines to Metropolitan, filed for record in Book 5653, page 933, Register's Office for Davidson County, Tennessee.

5. Retention by Grantor of an Easement to a 10'strip of land for landscape beautification, of record in Book 6905, page 243, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the Plat of Section One Central Pike Subdivision, Easements to Nashville Electric Service and Metropolitan Government by and through Electric Power Board as set out on said Plat, of record in Plat Book 6050, page 313, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

