PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Y Johnson Davidson County
Batch# 171270 DEEDQC
12/06/2018 03:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181206-0119154

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Unico TN, LLC MB Pike Series 1453 Bell Rd Suite 106 Nashville, TN 37211	New Owner

TAX MAP 106 PARCEL 144

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Farokh Fani,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Unico TN, LLC MB Pike Series, a Delaware limited liability company,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to Farokh Fani, by Special Warranty Deed, from Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., dated January 7, 2004, of record in Instrument No. 20040108-0003499, recorded January 8, 2004, Register's Office for Davidson County, Tennessee.

This property is to be held in the MB Pike Series, a separate series of Unico TN, LLC (a Delaware Series LLC). Pursuant to Section 18-215(b) of the Delaware Limited Liability Company Act the debts, liabilities, and obligations incurred, contracted for or otherwise existing with respect to such series of the Company shall be enforceable against the assets of such series only and not against the assets of the Company generally or any other series thereof, and none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the LLC generally or any other series thereof shall be enforceable against the assets of such series.

This is improved property known as: 902 Murfreesboro Pike, Nashville, TN 37217

WITNESS MY HAND on this the 5 day of December, 2018.

FAROKH FANI

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Farokh Fani**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 5 day of December, 2018.

My commission expires: 6-15-19

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 5 day of December, 2018.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 5 day of December, 2018.

My commission expires: 6-15-19

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

EXHIBIT A

A tract of land referred to hereinafter as tract "A" in the first, formerly Third, Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Murfreesboro Road, U.S. 41, Tenn. 70-S, at the westerly corner of the Louise Martinez tract (Book 4413, Page 993, R.O.D.C.), said iron pin is northwesterly a distance of 507.4' from the centerline of Millwood Drive and proceeding as follows:

1. With the northeasterly margin of Murfreesboro Road, N 45°45' W a distance of 145.80' to an iron pin; thence,

2. Severing the land of which this is a part, N 44°15' E a distance of 50.16' to an iron pin; thence,

3. N 35°11'20" E a distance of 324.25 to an iron pin; thence,

4. S 55°53' E a distance of 207.38' to an iron pin; thence,

5. S 34°07' W a distance of 284.00' to an iron pin in an old fence line; thence,

6. N 45°45' W a distance of 80.00' to an iron pin; thence,

7. S 34°07' W a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.

A 25-foot perpetual, non-exclusive easement for Ingress and Egress along the northwesterly side of tract "A", calls 2 and 3 above, and running with the title to tract "A", being more fully described as follows:

Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows:

1. N 45°45' W a distance of 25.00' to a point; thence,

2. N 44°15' E a distance of 48.18' to a point; thence,

3. N 35°11'20" E a distance of 321.80' to a point; thence,

4. S 55°53' E a distance of 25.00' to an iron pin; thence,

5. S 35°11'20" W a distance of 324.25' to an iron pin; thence,

6. S 44°15' W a distance of 50.16' to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

Reserved therefrom is a perpetual, non-exclusive 25-foot Ingress and Egress Easement in favor of Judy's Foods, Inc., along the northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows:

Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows:

1. N 44°15' E a distance of 50.16' to an iron pin; thence,

2. N 35°11'20" E a distance of 324.25' to an iron pin; thence,

3. S 55°53' E a distance of 25.00' to a point; thence,

4. S 35°11'20" W a distance of 326.70' to a point; thence,

5. S 44°15' W a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence,

6. N 45°45' W a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

All of the above is as described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979. Being a portion of the same property conveyed to David K. Wachtel, Jr. by deeds of record in Book 6436, page 518 and Book 6436, page 524, Register's Office for Davidson County, Tennessee. David K. Wachtel, Jr. has since died and his Last Will and Testament have been filed in the Probate Court of Sumner County, Tennessee.

True Copy Certification

I, **Susan Jackson**, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

Notary' Seal (if on paper)