Karen Johnson Davidson County
Batch# 184051 DEEDWARRSP
01/15/2019 03:48:55 PM 5 pgs
Fees: $28.00 Taxes: $15,800.11
20190115-0004285

This Instrument prepared by:

Darlene Taylor Marsh
Darlene Marsh, LLC
P. O. Box 59332
Nashville, TN 37205

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Nashville DEA LLC 80 Curtwright Drive Suite 5 Williamsville, NY 14221	Same	Map 133-09 Parcel 12

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William H. Nunnelly, as Trustee of The William H. Nunnelly Revocable Trust of 2012 (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Nashville DEA LLC, a New York limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

This conveyance of the property, and all covenants and warranties of Grantor contained herein, are made expressly subject to the following:

1. Real estate taxes and assessments for 2019 and subsequent years.
2. All matters shown on the Plans of record in Plat Book 4470, page 95, and Book 4470, page 178, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 4674, page 999, said Register's Office.
4. Notice of Land Use Restrictions of record as Instrument No. 20180822-083383, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

And Grantor does hereby quitclaim and convey unto Grantee, its successors and assigns, all of its right, title and interest in and to the real property described on EXHIBIT "B" attached hereto and incorporated herein by reference. The real property described on EXHIBIT "B" is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

(Signatures Appear on Next Page)

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 10th day of JANUARY, 2019.

THE WILLIAM H. NUNNELLY REVOCABLE TRUST ~~OF 2012~~

By: _____ TRUSTEE
~~William H~~ Nunnelly, Trustee

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, a Notary Public of said county and state, William H. Nunnelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The William H. Nunnelly Revocable Trust of 2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of JANUARY 2019.

_____
Notary Public

ROBIN VALDARIO
Notary Public - State of Florida
Commission # FF 970394
My Comm. Expires Mar 10, 2020

My Commission Expires: 5/10/20

STATE OF FLORIDA
COUNTY OF COLLIER

The actual consideration or value, whichever is greater, for this transfer is $4,270,300.00.

_____ TRUST
Affiant

Subscribed and sworn to before me this 10TH day of JANUARY, 2019.

Robin Valdario
Notary Public

My Commission Expires: 5/10/20

ROBIN VALDARIO
Notary Public - State of Florida
Commission # FF 970394
My Comm. Expires Mar 10, 2020

EXHIBIT "A"

A parcel of land lying in the 6th Civil District of Davidson County, Tennessee, being described according to a survey and plat by James L. Murphy, Jr. & Company.

SAID parcel being further described as Lots 43-A on the Plan of the Resubdivision of Lot 43, Section 15, Allied Industrial Park, of record in Book 4470, page 95 and 96, Register's Office for said County, and Lot 43-B on the Plan of the Resubdivision, Lots 438 and C on the Resubdivision Reserve Parcel 12, Section 15, of record in Book 4470, page 178, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the south right-of-way of McNally Drive at the northeast comer of Lot 42 of Allied Industrial Park, Section 15, of record in Book 4470, page 40, Register's Office for said County, said monument being further described as lying North 87 deg. 21' West 355.48 feet along said right-of-way of McNally Drive from the northwest comer of Lot No. 38 on the Plan of Allied Industrial Park Section 10, of record in Book 4060, page 159, said Register's Office thence with the south margin of McNally Drive South 87 deg. 21' East 355.48 feet to a concrete monument; thence with the west line of said Lot 38, South 2 deg. 39' West 230.92 feet to an iron pin in the northerly margin of a 100 foot right-of-way, being the property belonging to the Louisville and Nashville Railroad Company; thence southwesterly with said northerly right-of-way line along an intercepted arch, being a part of a curve to the left, having a radius of 2914.93 feet, a delta of 1 deg. 58'40" and a tangent 40.31 feet, a distance of 356.58 feet to an iron pin, the southwest comer of Lot 42; thence leaving said northerly right-of-way line, North 2 deg. 38' East 254.72 feet to the point of beginning, containing 85,015.55 square feet or 1.95 acres, more or less.

BEING the same property conveyed to William H. Nunnelly by Quitclaim Deed from Music City Marketing, Inc. of record as Instrument No. 20040227-0022546 said Register's Office, dated February 26, 2004, said Register's Office. WILLIAM H. NUNNELLY further conveyed said property to WILLIAM H. NUNNELLY, TRUSTEE OF THE WILLIAM H. NUNNELLY REVOCABLE TRUST OF 2012 by quitclaim deed of record as Instrument No. 20120621-0054630 dated June 20, 2012, said Register's Office.

EXHIBIT "B"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 43-A of the Resubdivision of Lot 43, Section 15, Allied Industrial Park, as of record in Plat Book 4470, Page 95, at the Register's Office for Davidson County, Tennessee, and Lot 43-B of the Resubdivision, Lots 43-B & 43-C on the Resubdivision Reserve Parcel 12, Section 15, Allied Industrial Park, as of record in Plat Book 4673, Page 157, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument in the southerly right-of-way line of McNally Drive, 60 feet in width, at a corner common with Lot 3B of Section 10, Allied Industrial Park, as of record in Plat Book 4060, Page 159, at the Register's Office for Davidson County, Tennessee, and being the property of Healing Hands International, Inc., as of record in Instrument Number: 20030801-0109668, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of McNally Drive, with the westerly property line of said Lot 38, South 05 deg 40 min 33 sec West, 231.26 feet to an existing iron rod in the northerly right-of-way line of CSX Transportation Railroad;

Thence with the northerly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 356.22 feet, the central angle of which is 07 deg 00 min 07 sec, the radius of which is 2914.93 feet, the chord of which is North 88 deg 06 min 10 sec West, 356.00 feet to an existing iron rod, at a corner common with Lot 42 of Section 15, Allied Industrial Park, as of record in Plat Book 4470, Page 40, at the Register's Office for Davidson County, Tennessee, and being the property of General Electric Co., as of record in Deed Book 5814, Page 185, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly property line of Lot 42, North 05 deg 35 min 51 sec East, 254.46 feet to an existing iron rod in the southerly right-of-way line of McNally Drive;

Thence with the southerly right-of-way line of McNally Drive, South 84 deg 21 min 57 sec East. 355.58 feet to the POINT OF BEGINNING. Containing 85,023 square feet or 1.952 acres more or less.

Being the same property conveyed to William H. Nunnelly, Trustee, as of record in Instrument Number: 20120621-0054630, at the Register's Office for Davidson County, Tennessee.