Karen Johnson Davidson County
Batch# 187343 DEEDWARRSP
01/23/2019 11:15:16 AM 5 pgs
Fees: $28.00 Taxes: $6,808.00
20190123-0006595

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MAHEK HOLDINGS, LLC 1308 Murfreesboro Road Franklin, TN 37064 Attn: Manan Jobalia	SAME	Map and Parcel: 96-13-0/180.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONELSON PIKE PARTNERS, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MAHEK HOLDINGS, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 18th day of January, 2019.

DONELSON PIKE PARTNERS, LLC, a Tennessee limited liability company

By: KPCD, LLC, a Tennessee limited liability company, Its Manager

By: KPCD II, LLC, a Tennessee limited liability company, Its Sole Member

By: _____
Kenneth M. Powers, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Axford, a Notary Public in and for said County and state, duly commissioned and qualified, Kenneth M. Powers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Sole Member of KPCD II, LLC, a Tennessee limited liability company, the Sole Member KPCD, LLC, a Tennessee limited liability company, the Manager of DONELSON PIKE PARTNERS, LLC, a Tennessee limited liability company, the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the Company in his capacity as Sole Member of KPCD II, LLC, the Sole Member KPCD, LLC, the Manager of the Company.

WITNESS my hand and official seal at office, this 18th day of January, 2019.

Peggy Axford
Notary Public

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR. 10, 2019

My commission expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,840,000.00.

Affiant

Subscribed and sworn before me this 18th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: _____

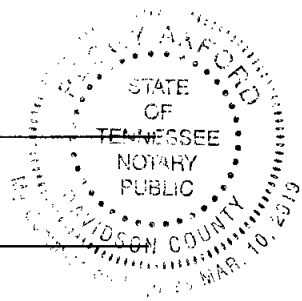


EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Donelson Square, of record in Book 4955, Page 80, Register's Office for Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument in the easterly margin of Donelson Pike at the common comer with the property conveyed to Michael C. Smith, of record in Book 9853, Page 389, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 85 deg. 20 min. 00 sec. East, a distance of 220.00 feet to an iron rod;

Thence, South 02 degrees 36 min. 01 sec. West, a distance of 106.55 feet to an iron rod;

Thence, with the northerly line of Mapco, of record in Book 10483, Page 860, Register's Office for Davidson County, Tennessee, South 88 deg. 24 min. 00 sec. West, a distance of 220.00 feet to the easterly margin of Donelson Pike;

Thence, around a curve having a central angle of 05 deg. 13 min. 04 sec. a radius of 1392.40 feet, a tangent of 53.45 feet, a length of 126.80 feet, a chord which bears North 02 deg. 21 min. 01 sec. East for a distance of 126.76 feet to the Point of Beginning, and containing 25750.83 square feet or 0.59 acres of land more or less.

Being the same property conveyed to Donelson Pike Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Instrument No. 20150402-0028753, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2019, a lien, which are not yet due and payable.

2. Subject to the matters shown on the Plan of record in Plat Book 4955, Page 80, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5078, Page 386, said Register's Office.

4. Deed of Conveyance for Sanitary Sewer, of record in Book 5202, Page 239, said Register's Office.