This Instrument Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 193456 DEEDWARR
02/08/2019 03:33:30 PM 6 pgs
Fees: $33.00 Taxes: $37,000.00
20190208-0012378

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Publix Tennessee, LLC 3300 Publix Corporate Pkwy Lakeland, FL 33811	Publix Tennessee, LLC Attention: Tax and Treasury 3300 Publix Corporate Pkwy Lakeland, FL 33811	Map: 105-14 Parcels: 59, 60 and 63

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **3NB, LLC**, a Tennessee limited liability company (herein "Grantor") does hereby bargain, sell, transfer and convey unto **PUBLIX TENNESSEE, LLC**, a Florida limited liability company (herein "Grantee") the property described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under it, but not further or otherwise.

This conveyance is subject to real estate taxes for 2019 and subsequent years, and the matters described on **Exhibit "B"** (without the intent of re-imposing same).

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of February, 2019.

3NB, LLC, a Tennessee limited liability company

By: _____ PRES.
Name: FRANK E. NEAL, III
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Frank E. Neal, III, to me known (or proved to me on the basis of satisfactory evidence) to be the President of 3NB, LLC, a Tennessee limited liability company, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand at office this 4th day of February, 2019.

ROBERT M. HOLLAND JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

_____
Notary Public
My Commission Expires: May 6, 2019

STATE OF FLORIDA)
COUNTY OF POLK)

I, William W. Rayburn, IV, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $10,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William W Rayburn, IV

WILLIAM W. RAYBURN, IV
Affiant-Grantee

Subscribed and sworn to before
me this 7th day of February, 2019,
by William W. Rayburn, IV, who is
personally known to me.

Kayla Pinkerman

Notary Public
My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA
KAYLA PINKERMAN
MY COMMISSION # FF 983361
EXPIRES: April 18, 2020
Bonded Thru Budget Notary Services

EXHIBIT A TO LIMITED WARRANTY DEED

PROPERTY DESCRIPTION

Being a parcel of land in the 17th Councilmanic District within the Urban Services District of Nashville, Davidson County, Tennessee. Being generally located to the north of Bradford Avenue, west of 8th Avenue South, south of Douglas Avenue, and east of Alley No. 672. Being Lot No 62 in the plan of Waverly Place of record in Plat Book 57, Page 95, Register's Office of Davidson County, Tennessee, and being described more particularly as follows:

Beginning at an Iron Rod (Old) with plastic cap stamped with RLS 2438 at the southeast corner of the Prayote & Boonjit Kopsombut property of record in Instrument No. 20121121-0107293, R.O.D.C. and in the southwesterly right-of-way of 8th Avenue South;

THENCE, with said 8th Avenue South S 15° 01' 58" E, 250.00 feet to an Iron Rod (Old) with plastic cap stamped with Brown at the northwest quadrant of the intersection of said 8th Avenue South and Bradford Avenue right-of-ways;

THENCE, with the northerly right-of-way of said Bradford Avenue the following calls:

S 75° 26' 28" W, Passing an Iron Rod (Old) with plastic cap stamped with Brown at 202.00 feet, continuing 42.37 feet for a total of 244.37 feet to an Iron Rod (New);

Along a curve to the right, having a central angle of 12° 04' 32", a radius of 283.00 feet, a tangent of 29.93 feet, and a chord of S 81° 28' 39" W, 59.53 feet for an arc length of 59.64 feet to a Brass Plug (Old) at the northeast quadrant of the intersection of the right-of-ways of said Bradford Avenue, and Alley No. 672;

THENCE, with said Alley No. 672 the following calls:

N 02° 29' 39" E, 146.28 feet to an Iron Rod (New); N 00° 51' 29" E, 102.77 feet to an Iron Rod (New) in the southerly line of said Prayote & Boonjit Kopsombut property;

THENCE, with said Prayote & Boonjit Kopsombut property N 74° 14' 56" E, 231.34 feet to the POINT OF BEGINNING;

Containing 66,012 Square Feet or 1.52 Acres, more or less;

Being the same property conveyed to 3NB, LLC, from Frank E. Neal, III, Mark O. Neal and Brent W. Neal by Quitclaim Deed of record in Instrument No. 20180919-0092847, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B TO LIMITED WARRANTY DEED

PERMITTED EXCEPTIONS

1. All matters shown on plat of record in Plat Book 57, page 95 and Survey Affidavit in Instrument No. 201510210107272, Register's Office for Davidson County, Tennessee.

2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by ALTA/NSPS Survey made by Judy L. Judson, Tennessee No. 1935, Barge Design Solutions, Inc. on October 30, 2018, last revised January 17, 2019, designated File No. 369400: Overhead power line crossing the northwest portion of the land.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

