ren Johnson Davidson County
Batch# 201189 DEEDWARRSP
03/01/2019 03:59:48 PM 6 pgs
Fees: $33.00 Taxes: $6,038.40
20190301-0019069

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
10-C Properties, LLC 16200 Dallas Parkway, Suite 100 Dallas, TX 75248	Map: 161 Parcel: 180	Same as New Owner
This instrument prepared by: Phillips, Cantor & Shalek, PA 4000 Hollywood Blvd. #500N, Hollywood FL 33021		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **5809 NASHVILLE LLC**, a Florida limited liability company(the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **10-C PROPERTIES, LLC**, a Texas limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved/unimproved property located at 5809 Nolensville Pike, Nashville, Davidson County, Tennessee, 37211.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,632,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2019.

Notary Public
My Commission Expires: 3/8/21

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 25th day of February, 2019.

[Signature on following page]

GRANTOR:
5809 Nashville LLC, a Florida limited liability company

By: _____
Name: Michael Curcio
Its: Manager

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, _____, a Notary Public in and for the State and County aforesaid, personally appeared Michael Curcio, 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 Manager of 5809 Nashville, a Florida limited liability company, the within named bargainor, a being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by himself/herself as such _____.

WITNESS my hand and seal at office in Los Angeles, California, this the ___ day of February, 2019.

SEE ATTACHED
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES }

On 02.25.19 before me, JASON MIRZA NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared MICHAEL CURRO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JASON MIRZA
Notary Public - California
Los Angeles County
Commission # 2149783
My Comm. Expires Apr 21, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: SPECIAL WARRANTY DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Exhibit A
Property

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park, of record in Plan Book 5190, page 201, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Nolensville Road, said point being located South 4 deg. 58' East, 305.00 feet from a monument, being West 90 feet, more or less, from the centerline of Nolensville Road and South 132 feet, more or less, from the centerline of Old Hickory Boulevard; thence with the westerly right-of-way of Nolensville Road, South 4 deg. 58' East, 165 feet, to a point; thence leaving said Road, South 85 deg. 02' West, 140.00 feet, to a point; thence North 4 deg. 58' West, 165.00 feet, to a point; thence North 85 deg. 02' East, 140.00 feet, to the point of beginning, containing 23,100 square feet or 0.53 acre, more or less.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park, of record in Plan Book 5190, Page 201, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a nail and Clemons washer at the intersection of the southerly right-of-way of Brentwood East Drive and the westerly right-of-way of Nolensville Pike; thence with the westerly right-of-way of Nolensville Pike, S 04°58'00"E, 165.00 feet to a Cherry capped iron rod; thence leaving said road, S 85°02'00"W, 140.00 feet, to a PK nail; thence, N 04°58'00"W, 165.00 feet to a nail and Clemons washer; thence along the above mentioned southerly right-of-way of Brentwood East Drive, N 85°02'00"E, 140.00 feet to the POINT OF BEGINNING

CONTAINING 0.53 Acres, more or less, all as shown on Clemons Surveying drawing DT-161-180.00-1.1 revision dated: 03-29-2018

Being the same property conveyed to 5809 NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deeds of record as Instrument No. 20180413-0035198 and 20180413-0035199, said Register's Office.

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 161-00-0-180.00.

2. Matters shown on the Plan of record in Book 5190, Page 201, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

4. No insurance is afforded as to the acreage or square footage contained in the insured property.

5. Memorandum of Lease between 5809 Nashville, LLC, Landlord and NTW, LLC, Tenant dated April 6, 2018, of record as Instrument No. 20180413-0035202, said Register's Office.