2nd

Karen Johnson Davidson County
Batch# 211240 DEEDWARRSP
03/28/2019 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190328-0028132

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Government of Nashville and Davidson County Metropolitan Courthouse, Suite 108 Nashville, TN 37219 Attn: Director of Law	09601000300; 09601000400; 08513004600	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

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, **PLAZA 2750, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

The Property is described as 1.722 acres of unimproved property in Davidson County, Tennessee.

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

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,326,634.00.

Fidelity National Title Insurance Company
By: _____
Affiant

BRINA MATHIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Subscribed and sworn to before me this 27th day of March, 2019.

_____
Notary Public
My Commission Expires: 4-21-2020

4821-1307-1501.1

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise. No representation as made as to the acreage of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the **26th** day of March, 2019.

GRANTOR:

PLAZA 2750, LLC, a Tennessee limited liability company

By: HOLLADAY PARTNERS – MIDWEST II, INC., an Indiana corporation, its Manager

By: _____
John T. Phair
President

STATE OF Indiana)
COUNTY OF St. Joseph)

Before me, Amanda K. Domalewski, a Notary Public of said County and State, personally appeared JOHN T. PHAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of HOLLADAY PARTNERS-MIDWEST II, INC., the Manager of PLAZA 2750, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President of the Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President of the Manager.

Witness my hand and seal, at Office in South Bend, Indiana this 21 day of March, 2019.

Amanda K Domalewski
Notary Public
My Commission Expires: 04.29.2022

AMANDA K DOMALEWSKI
Notary Public - Seal
State of Indiana
St Joseph County
My Commission Expires Apr 29, 2022

4821-1307-1501.1

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF FINAL PLAT, DONELSON PLAZA SHOPPING CENTER, SUBDIVISION #2018S-183-001, AS SHOWN ON THE PLAT OF RECORD AS INSTRUMENT NO. 20190319-0025053, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PLAZA 2750, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20160912-0095474, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

A PORTION OF THE PROPERTY IS LOCATED WITHIN THE CURRENT RIGHT-OF-WAY FOR CLIFFDALE ROAD WHICH WILL BE ABANDONED WHEN METRO ORDINANCE BL2018-1286 BECOMES EFFECTIVE. ONCE SUCH ORDINANCE BECOMES EFFECTIVE, TITLE TO THAT PORTION OF THE ABANDONED RIGHT-OF-WAY FOR CLIFFDALE ROAD WITHIN THE BOUNDARIES OF THE PROPERTY SHALL AUTOMATICALLY BE DEEMED VESTED IN GRANTEE WITHOUT FURTHER ACTION OR CONVEYANCE.

EXHIBIT B

LIST OF PERMITTED ENCUMBRANCES

1. Taxes for the year 2019, a lien, not yet due and payable.
2. Deed Restrictions of record in Book 1082, Page 282, in the Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 2544, Page 369, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 3103, Page 83, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 3130, Page 315, Register's Office for Davidson County, Tennessee.
6. 8" Water Line as shown on the Plat of record in Plat Book 5200, Page 381, Register's Office for Davidson County, Tennessee.
7. Subject to the Sanitary Sewer and/or Storm Drainage Easement of record in Book 4878, Page 174, in the Register's Office for Davidson County, Tennessee.
8. Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 5738, Page 587, in the Register's Office for Davidson County, Tennessee.
9. Use Agreement of record in Instrument No. 20060630-0078786, Register's Office for Davidson County, Tennessee.
10. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 23, Register's Office for Davidson County, Tennessee.
11. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 6, Register's Office for Davidson County, Tennessee.
12. Subject to all matters shown on the Plan of record as Instrument Number 20190319-0025053, Register's Office of Davidson County, Tennessee.
13. Subject to terms, provisions, conditions and retained easements as set forth in Ordinance BL2018-1286, Council for Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20190326-0027229, Register's Office for Davidson County, Tennessee.
14. Title to any portion of the Property within the bounds of Cliffdale Road right-of-way.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY