REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 240091 DEEDWARRSP
06/06/2019 03:20:30 PM 9 pgs
Fees: $48.00 Taxes: $3,700.00
20190606-0054390

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $1,000,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 31 DAY OF May, 2019.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
450 Atlas General Partnership
C/O NorthStar Real Estate Advisors
782 Melrose Avenue
Nashville, TN 37211

NEW OWNER:
450 Atlas General Partnership
C/O NorthStar Real Estate Advisors
782 Melrose Avenue
Nashville, TN 37211

SPECIAL WARRANTY DEED

This indenture is made and entered into this 31 day of May, 2019 between CLAIBORNE LODGE NO. 293, F.& A.M., an unincorporated non-profit association (hereinafter referred to as "GRANTOR") and 450 Atlas General Partnership, a Tennessee general partnership, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Being a tract of land lying in Davidson County, Tennessee, also being Lot 39, Allied Industrial Park, Section 12, as shown on a map of record in Book 4060, Page 136 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north right-of-way margin of Atlas Drive, said point being further described as the southeast corner of Lot No. 12, Allied Industrial Park Section

III, as shown on a map of record in Book 4060, Page 2 in the Register's Office for Davidson County, Tennessee;

Thence with the east boundary of said Lot No. 12, North 7 deg 13 min 06 sec East, 309.91 feet to an existing iron rod in the south boundary of Lot No. 2, Allied Industrial Park, Section I, as shown on a map of record in Book 3700, Page 35 in the Register's Office for Davidson County, Tennessee;

Thence with said south boundary of Lot No. 2, South 82 deg 48 min 40 sec East, 210.52 feet to an existing concrete monument at a corner common with DBV Properties, LLC as of record in Deed Instrument No. 20050413-0041123 in the Register's Office for Davidson County, Tennessee;

Thence with the westerly property of DBV Properties, LLC, South 7 deg 10 min 59 sec West, 310.00 feet to an existing iron rod in the north right-of-way of Atlas Drive;

Thence with said north right-of-way margin of Atlas Drive, North 82 deg 46 min 59 sec West, 210.71 feet to the point of beginning, and containing an area of 1.5 acres.

Being the same property conveyed to the Rufus E. Knight, Kenneth K. Metcalf and Hugh E. Nicholson, Trustees of Claiborne Lodge No. 293, F.& A.M, an unincorporated non-profit association, by Warranty Deed from Miller Kimbrough, Jr., Trustee dated December 13, 1968 and recorded December 13, 1968 in Book 4294, Page 64, in said Register's Office for Davidson County, Tennessee. The current Trustees are Michael Davis, James Edgen, James C. Cotton and Vince Estes, as recognized by Resolution of the association dated March 10, 2019.

This is ☐ unimproved ☑ improved property known as:
450 Atlas Drive, Nashville, TN 37211

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and the legal description has been derived from a survey dated April 18, 2019 by Michael H. Charette, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, TRLS No. 2048.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantors have set their hands the date first above-written.

Claiborne Lodge No. 293, F.& A.M.,
a Tennessee non-profit association

BY: William Rundle
William Rundle
Worshipful Master

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Rundle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Worshipful Master, and is authorized to execute the instrument on behalf of Claiborne Lodge No. 293, F.& A.M., the within named bargainor, and that he/she as such Worshipful Master, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ association by himself/herself as Worshipful Master.

Witness my hand and official seal, this the 21 of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

ZYS. COLLADO RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 3, 2022

In Witness Whereof, Grantors have set their hands the date first above-written.

Claiborne Lodge No. 293, F.& A.M.,
a Tennessee non-profit association

BY: _____
James C. Cotton
Trustee

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Cotton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee, and is authorized to execute the instrument on behalf of Claiborne Lodge No. 293, F.& A.M., the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ association by himself/herself as Trustee.

Witness my hand and official seal, this the 22nd of May, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

JESSICA HAMM
State of Florida-Notary Public
Commission # GG 273362
My Commission Expires
November 01, 2022

In Witness Whereof, Grantors have set their hands the date first above-written.

Claiborne Lodge No. 293, F.& A.M.,
a Tennessee non-profit association

BY: Vince Estes
Vince Estes
Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

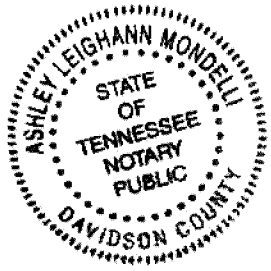
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vince Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee, and is authorized to execute the instrument on behalf of Claiborne Lodge No. 293, F.& A.M., the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ association by himself/herself as Trustee.

Witness my hand and official seal, this the 20 of May, 2019.

Ashley Leighann Mondelli
Notary Public

My Commission Expires:

(SEAL) 9/6/22



In Witness Whereof, Grantors have set their hands the date first above-written.

Claiborne Lodge No. 293, F.& A.M.,
a Tennessee non-profit association

BY: Michael C. Davis
Michael Davis
Trustee ~~and Worshipful Master~~

STATE OF TENNESSEE

COUNTY OF Davidson

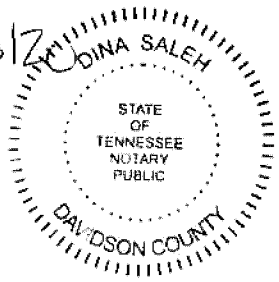
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee ~~and Worshipful Master~~, and is authorized to execute the instrument on behalf of Claiborne Lodge No. 293, F.& A.M., the within named bargainor, and that he/she as such Trustee and Worshipful Master, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ association by himself/herself as Trustee and Worshipful Master.

Witness my hand and official seal, this the 20 of May, 2019.

Notary Public

My Commission Expires: 3/3/22

(SEAL)



In Witness Whereof, Grantors have set their hands the date first above-written.

Claiborne Lodge No. 293, F.& A.M.,
a Tennessee non-profit association

BY: James Edgen
James Edgen
Trustee

STATE OF TENNESSEE

COUNTY OF Smith

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Edgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee, and is authorized to execute the instrument on behalf of Claiborne Lodge No. 293, F.& A.M., the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ association by himself/herself as Trustee.

Witness my hand and official seal, this the 16 of May, 2019.

Tiffany Dawn Holliman
Notary Public

My Commission Expires: 3-14-22

(SEAL)

TIFFANY DAWN HOLLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)