Karen Johnson Davidson County
Batch# 249790 DEEDWARRSP
06/27/2019 03:30:30 PM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20190627-0062720

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31821-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Double Par Properties, LLC 5801 Old Harding Pike Nashville, TN 37205	New Owner	13305007800

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **450 Atlas General Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Double Par Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to 450 Atlas General Partnership, a Tennessee general partnership by Quitclaim Deed dated May 31, 2019 from Michael Davis, James Edgen, James C. Cotton and Vince Estes as current Trustees of Claiborne Lodge No. 293, F.& A.M., an unincorporated non-profit association joined by Wiliam Rundle in his capacity as Worshipful Master, of record in Instrument No. 20190606-0054389, Register's Office for Davidson County, Tennessee, and further being all of the same property conveyed to 450 Atlas General Partnership, a Tennessee general partnership by Special Warranty Deed dated May 31, 2019 from Michael Davis, James Edgen, James C. Cotton and Vince Estes as current Trustees of Claiborne Lodge No. 293, F.& A.M., an unincorporated non-profit association joined by Wiliam Rundle in his capacity as Worshipful Master, of record in Instrument No. 20190606-0054390, said Register's Office.

THIS is improved commercial real property known as 450 Atlas Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of June, 2019.

450 Atlas General Partnership, a Tennessee general partnership

By: _____
Name: John C. Tuck
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Tuck, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of 450 Atlas General Partnership, a Tennessee general partnership, the within-named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Managing Partner.

WITNESS my hand, at office, this 27th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 4/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

_____
Affiant

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

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

_____
Notary Public
My Commission Expires: 5-3-2021

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee being Lot 39 as shown on Plan of Allied Industrial Park, Section 12, of record in Book 4060, Page 136, Register's Office for Davidson County, Tennessee, as described in the Quitclaim Deed, of record in Instrument 20190606-0054389, Register's Office for Davidson County, Tennessee, and further being the same property described in the ALTA/NSPS Survey of 450 Atlas Drive, Lot 39, Section 12, Allied Industrial Park dated April 18, 2019, last revised June 25, 2019 as Job No. 19044, by Cherry Land Surveying, Inc., Michael H. Charette, TN RLS No. 2048, as follows, to wit:

Being a tract of land lying in Davidson County, Tennessee, also being Lot 39, Allied Industrial Park, Section 12, as 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 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 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 margin 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.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 13305007800. Estimated 2019 taxes have been prorated between the parties as part of the closing and assumed by the Grantee.

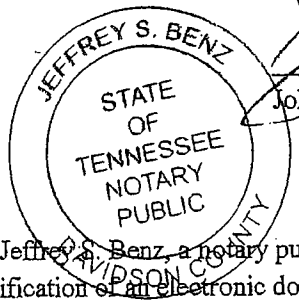
2. All matters shown on the Plan of record in Plat Book 4060, Page 136, Register's Office for Davidson County, Tennessee.

3. The following specific matters appearing on the ALTA/NSPS Survey of 450 Atlas Drive, Lot 39, Section 12, Allied Industrial Park dated April 18, 2019, last revised June 25, 2019 as Job no. 19044, by Cherry Land Surveying, Inc, Michael H. Charette, TN RLS No. 2048:

   Beginning at the P.O.B. and continuing in a generally clock-wise direction:

   a) Anchor Easement located in the Southwest property corner.
   b) Overhead power lines which enter the property at the Southwest corner.
   c) 15' minimum building setback line along the southern property boundary.
   d) Overhead power lines which run parallel to and along the western property boundary, and enter the property at the Northwest corner of the building.
   e) Rights, if any, of the adjoining property owner to the fence which runs along the West property boundary.
   f) 10' Public Utility and Drainage Easement located in the drainage ditch along the North property boundary.
   g) 46 regular and 4 handicapped parking spaces located on the property to the North and East of the building.
   h) Detached wood shed and covered area structures located on the property to the North and East of the building.
   i) Overhead power line which runs between the Northeast corner of the building and the covered area structure.
   j) Rights, if any, of the adjoining property owner to the fence which runs along the East property boundary.
   k) Anchor Easement located in the Southeast property corner.
   l) Overhead power lines which enter the property at the Southeast corner.
   m) Rights of ingress and egress to the public right-of-way of Atlas Drive.
   n) Low concrete wall which leaves property at the entrance to Atlas Drive and crosses the 36" storm culvert.
   o) Water meter located at the entrance to Atlas Drive.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019