SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 251064 DEEDWARRSP
07/01/2019 02:24:30 PM 5 pgs
Fees: $28.00 Taxes: $27,565.00
20190701-0063827

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $7,450,000.00

Kim Mooney
Affiant

Subscribed and sworn to me on June 27, 2019

NOTARY PUBLIC

My Commission Expires: My Commission Expires: August 4, 2020

ANGELA D. DOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-4-2020

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
PDG Charlotte, LLC Suite 300 4228 North Central Expressway Dallas, TX 75206-6547	Same as New Owner	092-09-0-169.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto the PDG CHARLOTTE, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, all of GRANTOR'S right, title and interest in and to a certain tract or parcel of 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").

The 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").

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.

This is improved property known as 3800 Charlotte Ave., Nashville, TN 37215.

GRANTOR covenants 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 to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

[Signature and notary acknowledgment appear on the following page.]

WITNESS our hand on June ____, 2019.

The Metropolitan Government of Nashville and Davidson County, Tennessee

Kim McDoniel
Interim Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of June 2019, before me, the undersigned Notary Public, personally appeared **Kim McDoniel**, known to me (or proved to me on the basis of satisfactory evidence), to be Interim Director of Public Property for the **Metropolitan Government of Nashville and Davidson County, Tennessee**, and who acknowledged that, she, being duly authorized, executed the foregoing instrument for the **Metropolitan Government of Nashville and Davidson County, Tennessee** in her capacity as Interim Director of Public Property.

Witness my hand and official seal, this ____ day of June 2019.

Notary Public
My Commission Expires: ~~My Commission Expires:~~ August 4, 2020

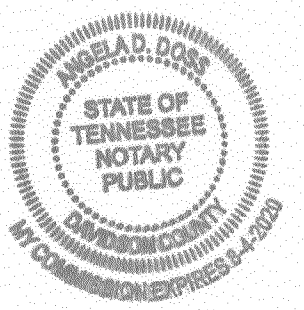


EXHIBIT A
The Property

LAND in Davidson County, Tennessee, being identified as Parcel 09209016300 on the City of Nashville Parcel Map; said property is further identified as property belonging to Metro Government PW Service Center West as of record in DB - 00002106 - 0000211, in the Register's Office for Davidson County, Tennessee (R.O.D.C); SAID herein-described property is further described as follows;

BEGINNING at a Mag Nail (found) at the southeast corner of Skyline Manufacturing Corp. of record in DB - 00002198-0000011, R.O.D.C., and being the southwest corner of Metro Department of Public Works Service Center and the POINT OF BEGINNING for this property description;

THENCE, with the Skyline's west line for the following calls:

North 5°40'18" East, for 177.25' to a mag nail found;
North 89°59'31" East, for 20.06' to an iron rod found;
North 5°47'05" East, 259.77' to an iron rod found at Skyline's northeast corner, being a corner of the west side of said herein-described parcel;

THENCE, with Skyline's north line, South 87°52'16" West, for 175.68' to an iron rod found at Skyline's northwest corner, being a corner of the west side of said herein-described parcel;

THENCE, with L&L Market Place northwest corner for the following calls:

North 5°40'47" East, for 160.00' to an iron pin set;
South 88°17'07" West, for 114.27' to a fence post and the dedicated ROW for Interstate 40;

THENCE, with the South right of way of Interstate 40 for the following calls:

North 64°59'28" East, for 41.49' to an iron pin set;
North 74°13'56" East, for 67.36' to an iron pin set;
North 80°04'58" East, for 97.16' to an iron pin set;
North 71°54'35" East, for 296.00' to a concrete monument found;
South 71°48'04" East, for 65.00' to an iron pin set;
North 74°36'32" East, for 31.13' to an iron pin set, being the northeast corner of said herein-described parcel;

THENCE, with the West right of way of 38th Avenue for the following calls:

South 06°34'49" West, for 104.81' to an iron pin set;
South 08°38'52" West, for 596.07' to an iron pin set, at the southeast corner of the said herein-described parcel;

THENCE, with the North right of way of Charlotte Pike for the following calls:
South 84°34'00" West, for 240.65' to an iron pin set;
South 89°02'53" West, for 19.95' to the POINT OF BEGINNING AND CONTAINING 5.038 Acres, more or less, according to a survey by Wilson and Associates, PC;

As shown on the ALTA/NSPS survey of 3800 Charlotte Ave., Nashville, TN 37209-3737. Project No.19-1212, by Joey C. Wilson, II, PE, RLS #2089, Wilson and Associates, PC, dated June 6, 2019.

BEING the same property conveyed in Decree in Book 3707, Page 531 and Warranty Deed from Calvin L. McKissack, an unmarried man, and Miranda W. McKissack to City of Nashville as recorded on the 14th day of January, 1953 in Deed Book 2106, Page 211, in the Register's Office for Davidson County, Tennessee, less and except the 0.179 acre, more or less, property conveyed to the State of Tennessee by Special Warranty Deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20150506-0041132, said Register's Office and corrected in Deed of Correction of record in Instrument No. 20190621-0060409, said Register's Office.

Said property is now vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, through the incorporation of the City of Nashville and Davidson County, Tennessee, into one entity, the Metropolitan Government of Nashville and Davidson County, Tennessee, whose Charter specifies in Section 20.03 that [a]ll rights and titles to property, all rights and obligations under contracts, trusts, and all causes of any kind in any court or tribunal vested in the City of Nashville or the County of Davidson or in any other officer or employee thereof in his official capacity, at the time this Charter becomes effective . . . shall continue without abatement or modification by reason of any provision of this Charter."

The Charter became effective for all purposes on April 1, 1963.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, page 7, Register's Office for Davidson County, Tennessee.

4. Decree filed in Book 3707, page 531, said Register's Office, granting to the Metropolitan Government of Nashville and Davidson County control of all functions.

5. Easement for Sanitary Sewers, and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20190124-0007024, said Register's Office.

6. ALTA/NSPS survey of 3800 Charlotte Ave., Nashville, TN 37209-3737. Project No.19-1212, by Joey C. Wilson, II, PE, RLS #2089, Wilson and Associates, PC, dated June 6, 2019 by Joey C. Wilson, II, showing the following:

   A. Overhead electrical lines along western boundary of the subject property, traversing the southeast corner of the subject parcel and along and traversing the eastern property boundary;
   B. Telecom splice point at southern boundary of property;
   C. Fire hydrant at southern boundary of property;
   D. Curb cut along Charlotte Pike on southern property boundary onto property;
   E. Two gas valves on western side of property boundary along Charlotte Pike;
   F. Power pole with overhead electrical wiring at southeast corner of property;
   G. Power pole at western boundary of property;
   H. Light pole at western boundary of property;
   I. Storm area drain along southern boundary of property;
   J. Guard rail along northern property boundary of property;
   K. Fence encroachment at western property line;
   L. Stormwater line crosses northern property boundary;
   M. Stormwater manhole at northern property line;
   N. Pavement encroaches off property at northern boundary;
   O. Gravel and sand concrete bay encroaches off property at northern boundary;
   P. Fence encroaches on and off property along entire northern boundary;
   Q. Water meter at northeast corner of property;
   R. Water valve at northeast corner of property;
   S. Fence traverses eastern property boundary and encroaches off property along eastern boundary;
   T. Stormwater line at eastern property line;
   U. 18" steel pipe traverses eastern property line;
   V. Water line at southeast corner of property;
   W. Paved embankment at northern boundary; and
   X. Curb cut/concrete lip onto 38th Avenue on eastern boundary of property onto property.

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY