Karen Johnson Davidson County
Batch# 257517 DEEDWARRSP
07/16/2019 01:24:30 PM 5 pgs
Fees: $28.00 Taxes: $11,100.00
20190716-0069528

THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson** **MCKENZIE LAIRD OTTINGER LEACH, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00 Affiant Subscribed and sworn to before me, this 15th day of July, 2019. Notary Public My Commission Expires: 2-27-2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
DFA, LLC 8350 Eastgate Road Henderson, Nevada 89015	New Owner	Map 183, Parcel 49 Map 183, Parcel 131

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TANDEM INVESTMENTS, LLC, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **DFA, LLC,** a Nevada limited liability company (the "**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property located at 1508 Firestone Parkway, LaVergne, Tennessee 37086 and 1500 JP Hennessey Drive, LaVergne, Tennessee 37086.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 15th day of July, 2019.

GRANTOR:

TANDEM INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
W. Douglas McDowell, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. Douglas McDowell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Member of Tandem Investments, LLC, the within named bargainer, and that he as such Authorized Member being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2019.

_____
Notary Public
My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

EXHIBIT A

Legal Description

TRACT 1:
LOT NO, 1 ON THE REVISED PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRIAL PARK, AS SHOWN IN BOOK 6900, PAGE 208, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF J. P. HENNESSEY DRIVE AT THE NORTHWEST CORNER OF LOT TWO ON THE RESUBDIVISION OF CHARLES D. WILSON, TRUSTEE, PROPERTY OF RECORD IN PLAT BOOK 6200,

PAGE 198, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE S 4°48'55" E 244.72 FEET; THENCE S 85°11'05" W 161.05 FEET; THENCE S 60°30'47" W 70.70 FEET; THENCE S 48°33'29" W 144.09 FEET TO THE EASTERLY MARGIN OF FIRESTONE PARKWAY, THENCE WITH SAID EASTERLY MARGIN AS FOLLOWS: NORTHWESTERLY WITH A CURVE TO THE LEFT 175.05 FEET, SAID CURVE HAVING A RADIUS OF 3,859.72 FEET AND A CENTRAL ANGLE OF 5°40'41"; NORTHWESTERLY WITH A CURVE TO THE RIGHT 39.09 FEET TO THE SOUTHERLY MARGIN OF J. P. HENNESSEY DRIVE, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°35'26"; THENCE WITH SAID MARGIN OF J. P. HENNESSEY DRIVE AS FOLLOWS: N 45°33' E 13.77 FEET; NORTHEASTERLY WITH A CURVE TO THE RIGHT 476.88 FEET TO A POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 788.51 FEET AND A CENTRAL ANGLE OF 34°39'06", CONTAINING 2.159 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TANDEM INVESTMENTS, LLC, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM AMERICAN PROPERTIES COMPANY, L. P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201501220006207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEING LOT NO. 2 ON THE PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRIAL PARK, J. P. HENNESSEY DRIVE AT FIRESTONE PARKWAY OF RECORD IN BOOK 6900, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TANDEM INVESTMENTS, LLC, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM WOLFE INVESTMENT, LLC, OF RECORD IN INSTRUMENT NO. 20190712-0068191, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

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

2. All matters shown on the plat of record in Book 6900, Page 208, in the Register's Office for Davidson County, Tennessee.

3. Easement(s) contained in Deed of record in Book 189, Page 4, in the Register's Office of Davidson County, Tennessee.

4. Easement(s) to State of Tennessee contained in Deed of record in Book 2858, Page 503, in the Register's Office of Davidson County, Tennessee.

5. Right-of-way or easement contained in Deed of record in Book 4332, Page 323, in the Register's Office of Davidson County, Tennessee.

6. Easement from McDowell Development Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4727, Page 993, in the Register's Office of Davidson County, Tennessee.

7. Right of Way Easement from E. O. Sanders and wife, Maggie M. Sanders, to Colonial Pipeline Company, of record in Book 3616, Page 445, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Restrictions by McDowell Development Corporation, of record in Book 4673, Page 508, in the Register's Office of Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from McDowell Development Corp to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5831, Page 288, in the Register's Office of Davidson County, Tennessee.

10. Deeds of Conveyance from McDowell Development Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4816, Page 317; Book 5103, Page 929;Book 5569, Page 104; Book 5589, Page 898; Book 5666, Page 664; and Book 5878, Page 479, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between SVC-G, Ltd. and Glasrock Home Health Care, Inc., of record in Book 7140, Page 423; as assigned and assumed in Book 9145, Page 911, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

