Karen Johnson Davidson County
Batch# 264845 DEEDWARRSP
07/31/2019 02:27:30 PM 6 pgs
Fees: $33.00 Taxes: $6,330.95
20190731-0075563

Space Above Reserved for Recorder's Use

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nolensville Old Hickory LLC 18331 Pines Blvd, Suite 319 Pembroke Pines, FL 33029	161-233	Nolensville Old Hickory LLC 18331 Pines Blvd, Suite 319 Pembroke Pines, FL 33029
This instrument prepared by: Reed Smith LLP 599 Lexington Avenue New York, New York 10022 Attn: Joseph M. Marger, Esq.		After recording return to: Varnum LLP 39500 High Pointe Blvd., Ste. 350 Novi, Michigan 48375 Attn: Casey Koppelman, Esq.
Property Address: 5750 Nolensville Pike Road, Nashville, Davidson County, Tennessee 37211		

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that Preferred Premium Properties, LLC, a Delaware limited liability company ("Grantor"), effective as of July 29, 2019, BARGAINS, SELLS, CONVEYS AND CONFIRMS to Nolensville Old Hickory LLC, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, Tennessee (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to Preferred Premium Properties, LLC, a Delaware limited liability company, by Quitclaim Deed from 3737 Corporation, a Delaware corporation, of record in Instrument No. 200708300104419, in the Register's Office of Davidson County, Tennessee.. No new boundary survey being made at the time of this conveyance.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming to title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise, subject only to the matters of record as set forth on Exhibit B, to the extent the same are validly existing and applicable to the Property.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

[AFFIDAVIT OF VALUE APPEARS ON FOLLOWING PAGE]

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,711,067.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DaNell D'Alfonso
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110332
Expires 5/31/2021

Affiant Michael Orthew
manager

Subscribed and sworn to before me this 24 day of July, 2019.

Notary Public

My Commission Expires: 5/31/2021

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19th day of July, 2019. and effective as of July 29, 2019

GRANTOR:

PREFERRED PREMIUM PROPERTIES, LLC,
a Delaware limited liability company

By: _____
Name: Meredith Bagby
Title: Authorized Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida)
County of Duval)

On July 19th, 2019 before me, Tresca R. Crusaw
(insert name and title of the officer)
personally appeared Meredith Bagby, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Tresca R. Crusaw

TRESCA R CRUSAW
Notary Public - State of Florida
Commission # GG 247626
My Comm. Expires Sep 21, 2022
Bonded through National Notary Assn.

EXHIBIT A

LEGAL DESCRIPTION

(5750 NOLENSVILLE PIKE ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE)

5750 Nolensville Road, TN., being Tax Parcel # 161-233

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Second Revision of SOUTH PLAZA SHOPPING CENTER, according to the plat thereof, as of record in Plat Book 6250, page 556, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being more particularly described according to a survey by Michael V.Holmes & Associates, Inc., dated April 22, 1987, as follows:

Beginning at a concrete monument in the northerly margin of Old Hickory Boulevard and the easterly margin of Nolensville Road,
Thence North 05 deg. 01' 00" west 74.00 feet to a point;
Thence North 83 deg. 23' 31" east 200.00 feet to a point;
Thence South 06 deg. 36' 29" east 153.58 feet to a point;
Thence South 83 deg. 23' 31" west 121.12 feet to a point;
Thence North 52 deg. 05' 00" west 113.53 feet to the point of beginning.

Together with Easement Rights appurtenant thereto as described in Reciprocal Access and Cross Parking Easement as recorded in Book 6490 Page 204, Book 6538 Page 731 and Book 6644, page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 3737 CORPORATION, a Florida Corporation, by Deed recorded in Book 7278 Page 987 in the Register's Office for Davidson Co., TN.

S.O.T. 20070830.0104419 R.O.D.C. T.A.I.

201907310075563

EXHIBIT B

PERMITTED EXCEPTIONS

5750 NOLENSVILLE PIKE ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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

2. All matters shown on plat(s) of record in Plat Book 6250, Page 556,

3. Terms and Provisions of Short Form Lease by and between 3737 Corporation and The Krystal Company of record in Book 7278, page 991.

4. Restrictions contained in Warranty Deed of record in Book 6644, Page 410.

5. Reciprocal Access and Cross Parking Easement and Property Maintenance Agreement, of record in Book 6490, Page 204; as re-recorded in Book 6538, Page 731.

6. Deeds of Conveyance to Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7026, Page 885, Book 7026, Page 926, and Book 8855, Page 505.

7. Terms and provisions of Reciprocal Easement and Restrictive Covenant Agreement of record in Book 6644, Page 397.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Douglas P. Cruse III, TN PLS 2181, coordinated by AEI Consultants on June 1, 2019, designated 407126: a) Dumpster area wall crosses property line by no more than 0.3 feet.

True Copy Certification

I, Patricia A. Cadena, 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.

Patricia A. Cadena
Signature
Patricia A. Cadena

State of Michigan

County of Oakland

Personally appeared before me, Robin L. Brewer [~~Name of Notary~~], a notary public for this county and state, Patricia A. Cadena [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robin L. Brewer
Notary's Signature
Robin L. Brewer

My Commission Expires: 11-19-2021
Notary' Seal (if on paper)

ROBIN L. BREWER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 19, 2021
ACTING IN COUNTY OF Oakland