Karen Johnson Davidson County
Batch# 321082 DEEDWARRSP
11/27/2019 07:49:30 AM 5 pgs
Fees: $28.00 Taxes: $6,833.90
20191127-0122507

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 938217

This instrument prepared by:
Chris Atkinson, Esq.
Atkinson Ferguson, LLC
118 Court Street
Monroe, GA 30655

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $1,847,000.00.

Affiant: [signature]
First American Title Insa.

Subscribed and sworn to before me, this the 19th day of November, 2019.

[signature]
Notary Public
My commission expires: 2/28/20

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA

Address New Owner:
1450 Greene St., Ste 2600G
Augusta, GA 30901

Send Tax Bills To:
Same

Map/Parcel No.:
071-13-0-007.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, **PARAGON SERVICES, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **GIDDINGS METROCENTER, LLC**, a Georgia limited liability company, hereinafter called "GRANTEE", their successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto.

This is unimproved property located at 115 Cumberland Bend Drive, Nashville, TN 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand as of this 18th day of November, 2019.

GRANTOR:

PARAGON SERVICES, LLC,
a Tennessee limited liability company

By: Sachin Jay Darji (Seal)
Sachin J. Darji
Manager

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sachin J. Darji with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Manager of Paragon Services, LLC, a Tennessee limited liability company, and that being authorized to do so in the capacity set forth above, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at Minneapolis on this the 15th day of November, 2019.

Notary Public

Commission Expires: 1.31.2021

MICHELE M. PETERSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

Exhibit "A"

Legal Description of the Property

A parcel of land in the 8th Civil District, Nashville, Davidson County, Tennessee, and being a portion of Tract 4, MetroCenter, as recorded in Plat Book 4660, Page 181, Register's Office for Davidson County, Tennessee, and being the lot shown on the Plan of Cumberland Bend Business Park, Section Two, MetroCenter of record in Book 4885, Page 166, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north right-of-way of Great Circle Road, 1107.31 feet, from the centerline of Vantage Way; thence leaving Great Circle Road, N 27° 15' W, 250.76 feet to a curve segment to the right; thence, with curve segment to the right having a central angle of 43° 02' 37", a radius of 125 feet, 93.91 feet to a point; thence, N 39° 49' W, 203.72 feet to the beginning of a curve to the left; thence, with curve to the left having a central angle of 16° 56', radius of 200 feet, 59.11 feet to a point; thence, due east 407 .17 feet to a curve segment to the right; thence, with curve segment to the right having a central angle of 18° 53' 11 ", radius of 250 feet, 82.41 feet to a point; thence, S 6° 06' W, 42.31 feet to a curve to the right; thence with curve to the right having a central angle of 24° 29' 28" radius of 125 feet, 53.43 feet to a point; thence S 76° 54' E, 136.42 feet to a point; thence S 27° 15' E, 210.58 feet to a point in the north right-of-way of Great Circle Road; thence, with Great Circle Road, S 74° 20' 51" W, 260 feet to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Paragon Services, LLC, a Tennessee limited liability, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, of record in instrument No. 20050707-0078085, 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 plats of record in Book 4660, Page 181 and Book 4885, Page 166, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Master Deed Establishing Lien for Expenses of Administration and of Maintenance and Repairs of Common and Joint Accesses and Easements for Cumberland Bend, Metrocenter, by Metrocenter Properties, of record in Book 5028, Page 333; as amended in Book 5035, Page 972, in the Register's Office of Davidson County, Tennessee.

4. Underground and Pad Mounted Transformer Easement from Mat-Nel Company to Metropolitan Government of Nashville and Davidson County, of record in Book 4990, Page 893, in the Register's Office of Davidson County, Tennessee.

5. 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 : Brackman Land Surveying on May 22, 2019, designated 19003:

    (A) Concrete walk through subject property without the benefit of an easement;
    (B) Bush Lake located in northerly portion of subject property;
    (C) 24" RCP crossing easterly boundary; and
    (D) 30" RCP and 42" RCP crossing the southerly portion of subject property.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, ~~[Name of Notary]~~ * Kimberly T. Branch, a notary public for this county and state, ~~[name of person making certification]~~ ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA