Karen Johnson Davidson County
Batch# 335202 DEEDWARR
12/27/2019 10:18:30 AM 9 pgs
Fees: $48.00 Taxes: $27,750.00
20191227-0133782

THIS INSTRUMENT PREPARED BY:

Jessica Avila / Fidelity National Title Company (NAME) 555 S. Flower St., Ste. 4420, Los Angeles, CA 90071 (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Scott Heungrip Rim	1401 Gould Blvd, La Vergne, TN	
(NAME)	(NAME)	183-042.00
(ADDRESS) 1401 Gould Blvd	(ADDRESS)	
(CITY) La Vergne (STATE) TN (ZIP) 37086	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Pioneer Nashville II, LLC, a California limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Scott Heungrip Rim

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

This is unimproved ( ) improved (X) property, known as

1401 Gould Blvd, La Vergne, TN 37086
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 8th day of March, 2019.

Pioneer Nashville II, LLC, a California limited liability company

By: _____

Name: JYU YUAN CHEN

Title: partner

By: _____

Name: FRANK KEE-SUO CHEN

Title: PARTNER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

_____ _____
Notary Public

See Attached

STATE OF TENNESSEE }
County of }

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 California
County of Los Angeles)

On March 8, 2019 before me, Vicente Gonzalez Jr., Notary Public
(insert name and title of the officer)

personally appeared Jyu Yuan Chen and Frank Kee-Suo Chen,
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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VICENTE GONZALEZ JR.
Commission # 2146665
Notary Public - California
Los Angeles County
My Comm. Expires Mar 18, 2020

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA VERGNE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF REVISED SECTION III-INTERCHANGE CITY INDUSTRIAL PARK AS OF RECORD IN PLAT BOOK 5050, PAGE 100, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEASTERLY PROPERTY CORNER OF RESERVED PARCEL "A"- SECTION III - INTERCHANGE CITY INDUSTRIAL PARK ON THE WESTERLY RIGHT OF WAY LINE OF GOULD BOULEVARD (60- FOOT R.O.W.) THAT IS 1520.14 FEET SOUTH OF THE SOUTH END OF THE SOUTHWEST RETURN CURVE AT FIRESTONE PARKWAY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF GOULD BOULEVARD AND PROCEEDING AS FOLLOWS:

1. SOUTHEASTWARDLY, WITH THE WESTERLY RIGHT OF WAY LINE OF GOULD BOULEVARD, WITH A 630.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 240.48 FEET TO AN EXISTING IRON PIN; SAID CURVE HAS A CHORD BEARING OF SOUTH 35 DEGREES 31 MINUTES 46 SECONDS EAST, 239.023 FEET; THENCE,

2. SOUTH 46 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 202.50 FEET TO A CONCRETE MONUMENT; THENCE

3. WITH A 60-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 74.29 FEET TO AN EXISTING IRON PIN AT THE WESTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF INTERCHANGE CITY INDUSTRIAL PARK-SUBDIVISION OF LOT 215 B AS OF RECORD IN PLAT BOOK 7900, PAGE 222, R.O.D.C., TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 27 MINUTES 31 SECONDS EAST, 69.635 FEET; THENCE

4. LEAVING SAID RIGHT OF WAY LINE, WITH THE WESTERLY PROPERTY LINE OF LOT NO. 1 (PLAT BOOK 7900, PAGE 222), SOUTH 28 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE OF 122.26 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHERLY PROPERTY LINE OF LOT NO. 1 AS SHOWN ON FINAL PLAT OF INTERCHANGE CITY INDUSTRIAL PARK- SECTION XXIX AS RECORD IN PLAT BOOK 5210, PAGE 350, R.O.D.C., TENNESSEE; THENCE,

5. WITH THE SOUTHWESTERLY PROPERTY LINE OF LOT NO. 1 (PLAT BOOK 5210, PAGE 350), SOUTH 43 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 375.00 FEET TO AN IRON PIN (SET) ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 24; THENCE,

6. WITH SAID RIGHT OF WAY LINE, NORTH 46 DEGREES 35 MINUTES 27 SECONDS WEST A DISTANCE OF 725.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHERLY PROPERTY CORNER OF RESERVED PARCEL "A"; THENCE,

7. LEAVING SAID RIGHT OF WAY LINE, WITH THE SOUTHEASTERLY PROPERTY LINE OF RESERVED PARCEL "A", NORTH 43 DEGREES 24 MINUTES 33 SECONDS EAST A DISTANCE OF 210.00 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE,

8. NORTH 72 DEGREES 14 MINUTES 21 SECONDS EAST A DISTANCE OF 239.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 271.090 SQUARE FEET OR 6.223 ACRES MORE OR LESS.

EXHIBIT A
(Continued)

LESS AND EXCEPT ANY OF THE ABOVE PARCEL CONVEYED TO THE STATE OF TENNESSEE IN BOOK 10798, PAGE 592.

BEING THE SAME PROPERTY CONVEYED TO PIONEER NASHVILLE II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, FROM PROLOGIS-A4 TN I LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20105090039798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Shown for Informational Purposes Only:
APN: 183-042.00

VALUE AFFIDAVIT

ESCROW#:30028203
Property Located at: 1401 Gould Blvd, La Vergne, TN 37086
APN# 18300004200

STATE OF HAWAII
CITY AND COUNTY OF HONOLULU

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00

FRANK CHEN

Subscribed and sworn to before me this 26th day of December, 2019, by Frank Chen.

Cheryl R.L. Kaster

CHERYL R.L. KASTER NOTARY 97-189 PUBLIC STATE OF HAWAII

Cheryl R.L. Kaster
Notary Public, State of Hawaii
My commission expires: 04/24/2021

Doc. Date: undated # Pages: ONE
Name: Cheryl R.L. Kaster 1st Circuit
Doc. Description: Value Affidavit (1401 Gould Blvd, La Vergne, TN. 37086, APN# 18300004200)
Cheryl R.L. Kaster 12/26/19
Notary Signature Date
NOTARY CERTIFICATION

CHERYL R.L. KASTER NOTARY 97-189 PUBLIC STATE OF HAWAII

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: ____ BOOK ____ MAP ____ PARCEL ____ SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒
How many parcels, other than the Primary Parcel, are included in this sale? ____
Please list the additional parcels below (no more than four):
(1) ____ (3) ____
(2) ____ (4) ____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*
(a) County of Recordation: ____
(b) Docket & Page Number: ____
(c) Date of Recording: ____
(d) Fee / Recording Number: ____
Validation Codes:
(e) ASSESSOR ____ (f) DOR ____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: ____ ____ ____ ____
Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
Pioneer Nashville II, LLC
3325 S. Garfield Ave.,
Commerce, CA 90040

3. (a) BUYER'S NAME AND ADDRESS:

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
1401 Gould Blvd., La Vergne, TN

5. MAIL TAX BILL TO:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☒ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:

7. RESIDENTIAL BUYER'S USE. If you checked b, c, d or h in Item 6 above, please check one of the following:
☐ To be occupied by owner or "family member."
☐ To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: ____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ 7,500,000 00

12. DATE OF SALE (Numeric Digits): ____ Month ____ Year
(For example: 03 / 06 for March 2005)

13. DOWN PAYMENT: $ ____ 00

14. METHOD OF FINANCING:
a. ☐ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:

15. PERSONAL PROPERTY *(see reverse side for definition)*:
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐
(b) If Yes, provide the dollar amount of the Personal Property:
$ ____ 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: ____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
____
____ Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of California, County of Los Angeles
Subscribed and sworn to before me on this 2nd day of March 20 19
Notary Public ____
Notary Expiration Date ____

VICENTE GONZALEZ JR.
Commission # 2146665
Notary Public - California
Los Angeles County
My Comm. Expires Mar 18, 2020

Signature of Buyer/Agent

State of ____, County of ____
Subscribed and sworn to before me on this ____ day of ____ 20____
Notary Public ____
Notary Expiration Date ____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ **(f)** DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

_____

_____

3. (a) BUYER'S NAME AND ADDRESS:

_____

_____

_____

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

_____

5. MAIL TAX BILL TO:

_____

_____

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ _____ **00**

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from f nancial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other f nancing; Specify: _____

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(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

brief y describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, brief y describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____

Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 ____

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 17th day of December 20 19

Notary Public _____

Notary Expiration Date _____

TUCKER HERNDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

201912270133782

True Copy Certification

I, Kylee Janae Galvan, 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 CA

County of Orange

Personally appeared before me, Nicole Tovar a notary public for this county and state, Kylee Janae Galvan 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: 07/17/2022
Notary' Seal (if on paper)

NICOLE TOVAR
Notary Public - California
Orange County
Commission # 2246935
My Comm. Expires Jul 17, 2022