Karen Johnson Davidson County
Batch# 336682 DEEDWARRSP
12/31/2019 09:20:43 AM 5 pgs
Fees: $28.00 Taxes: $37,370.00
20191231-0134818

This Instrument Prepared By and Return To:
R. Hunter Humphreys
Glankler Brown, PLLC
6000 Poplar Avenue, Ste. 400
Memphis, TN 38119

SPECIAL WARRANTY DEED

THIS INDENTURE, is made and entered into as of the 20th day of December, 2019, by and between **Woodmen Of The World Life Insurance Society,** a Nebraska corporation ("Grantor") and **Danefield LLC,** a Tennessee limited liability company ("Grantee").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The real estate described herein and conveyed hereby is the property conveyed to Grantor by Trustee's Deed And Bill Of Sale of record at Book 8610, Page 655, in the Register's Office of Davidson County, Tennessee.

Grantor conveys the above described property, including any after acquired title of Grantor, free of encumbrances, created or suffered by the Grantor, except those matters set forth on Exhibit "B" attached hereto and made a part thereof, and Grantor does hereby warrant the title and quiet possession against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

-No further text on this page-

"GRANTOR"

Woodmen Of The World Life Insurance Society
a Nebraska corporation

By: _____
Shawn Bengtson,
Vice President – Investment

By: _____
Dean R. Holdsworth, Director – Mortgage & Real Estate Investment

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Shawn Bengtson and Dean. R Holdsworth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself and himself to be the Vice President-Investment and Director – Mortgage & Real Estate Investment, respectively, of Woodmen Of The World Life Insurance Society, the within named bargainor, a Nebraska corporation, and that she and he as such Vice President-Investment and Director – Mortgage & Real Estate Investment, respectively, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself and himself as such Vice President-Investment and Director – Mortgage & Real Estate Investment, respectively.

Witness my hand and Notarial Seal at office this 20 day of November, 2019.

My commission expires:
July 24, 2022

_____
Notary Public

GENERAL NOTARY - State of Nebraska
CHRISTANA TROSHYNSKI
My Comm. Exp. July 24, 2022

Property Owner and Party Responsible For Payment Of Real Property Taxes:

Danefield LLC
P.O. Box 496
Moraga, CA 94556
Attn: Robert Tamaro

Property Address:

900 Conference Drive
Goodlettsville, TN

Tax Parcel Identification Number:

026000-104.00-000

AFFIDAVIT

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 $10,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Affiant

Subscribed and sworn to before me this 26 day of November, 2019.

My Commission Expires:
July 24, 2022

Notary Public

GENERAL NOTARY - State of Nebraska
CHRISTANA TROSHYNSKI
My Comm. Exp. July 24, 2022

Exhibit "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, City of Goodlettsville, Tennessee, and being Lot No. 4 on the Plan of Section 8, Northgate Park, of record in Book 5200, Page 512, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin lying on the westerly margin of Conference Drive, said iron pin being 887.48 feet, more or less, along said margin from the southerly margin of Long Hollow Pike; thence with the westerly margin of Conference Drive South, 22 deg. 32 min. 42 sec. West 360 feet to an iron pin; thence southerly with the westerly margin of Conference Drive along a curve to the left having a radius of 472.40 feet and having a chord bearing and distance of South 7 deg. 04 min. 43.5 sec. West, 251.951 feet, a distance of 255.04 feet to an iron pin; thence leaving said margin South 81 deg. 36 min. 45 sec. West 315.73 feet to an iron pin lying on the easterly margin of the controlled access right-of-way for Interstate 65; thence with said margin North 21 deg. 16 min. 46 sec. West 280.65 feet to an existing highway right-of-way monument; thence North 5 deg. 06 min. 22 sec. West 192.16 feet to an existing highway right-of-way monument; thence North 00 deg. 24 min. 49 sec. West 270.43 feet to an iron pin; thence leaving said margin North 89 deg. 35 min. 11 sec. East 367.66 feet to an iron pin; thence South 67 deg. 27 min. 18 sec. East 254.10 feet to the point of beginning, and containing 325,593 square feet or 7.475 acres, more or less.

Less and Accept:

2,635 square feet conveyed to City of Goodlettsville Tennessee by Warranty Deed recorded in Instrument No. 20011205-0133636, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"
TO
SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Davidson County and City of Goodlettsville Taxes for the year 2020, not yet a lien, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in Plat Book 5200, Page 512, in the Register's Office of Davidson County, Tennessee.

3. Agreement For Dedication Of Sanitary Sewer Easement granting to the City of Goodlettsville a foot wide and 20 foot wide permanent non-exclusive easement for the purpose of constructing and maintaining a sanitary sewer line, recorded as Instrument No. 20010323-0028096, in said Register's Office.

4. Communications Systems Right Of Way And Easement Agreement granting to American Telephone And Telegraph Company, a 20 foot wide right of way and easement to construct, operate and maintain, alter, replace and remove communication systems and also conveys ingress and egress over and across the servient lands, recorded in Book 6679, Page 574, as referenced in Notice Of Final Payment Under Rights of Ways Agreement recorded in Book 7377, Page 207, in said Register's Office.