Karen Johnson Davidson County
Batch# 338828 DEEDWARRSP
01/06/2020 11:25:53 AM 6 pgs
Fees: $33.00 Taxes: $70,899.91
20200106-0001448

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	Send Tax Bills to	Tax Information:
Western Nashville Holdings, LLC 7135 Centennial Place Nashville, TN 37209	New Owners	Map: 079 Parcels: 045.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CENTENNIAL GROUP GP**, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WESTERN NASHVILLE HOLDINGS, LLC, a Tennessee limited liability company** ("Grantee"), its successor, heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 7131 (also known as 7135) Centennial Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2020.

CENTENNIAL GROUP GP,
a Tennessee general partnership

By: _____
Name: William T. DeLay
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Robert M. Holland, JR, a Notary Public in and for said County and State, the within named WILLIAM T. DELAY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Partner of Centennial Group GP, the within named bargainor, a partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand and official seal at office, this 2nd day of January, 2020.

_____
Notary Public
My commission expires: 6-9-2023

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. MAY 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,162,137.60.

Affiant

Subscribed and sworn to before me,
this 2nd day of January, 2020.

Notary Public
My Commission Expires: 3-3-2020



EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Located on the westerly margin of Centennial Place and the southerly margin of Hermitage Place and being more particularly described as follows:

Beginning at a 3" iron pipe in the westerly margin of Centennial Intersection of Centennial Boulevard and Centennial Place. Thence, leaving said margin along and or near the line of James W. Cooper of record in Deed Book 9563, page 842, R.O.D.C., South 71 deg. 28' 58" West, 500.69 feet to an iron pin; Thence, along and or near the line of Bottling Group, LLC of record in Deed Book11398, page 710, R.O.D.C., the next four calls: North 17 deg. 12' 11" West, 551.40 feet to an iron pin; Thence, South 75 deg. 52' 02" West, 259.36 feet to an iron pin set; Thence, South 71 deg. 42' 05" West, 724.21 feet to an iron pin set; Thence, South 13 deg. 22' 38" West, 835.30 feet to an iron pin set; Thence, along and or near the line of State of Tennessee TSU, of record in Deed Book 448, page 250, R.O.D. C., North 76 deg. 37' 07" West, 516.79 feet to an l" iron pipe"; Thence, along and or near the line of Metropolitan Nashville Airport Authority of record in Deed Book 4788, page 209, R.O.D.C., the next two calls; North 13 deg. 23' 00" East, 1,644.70 feet to an iron pin; Thence North 46 deg. 27' 00" West, 251.83 feet to an iron pin in the southerly margin of Hermitage Plaza; Thence, with said margin with a curve concave to the southeast having a radius of 470.00 feet and a central angle of 24 deg. 33' 31" and being subtended by a chord which bears North 60 deg. 45' 14" East, 199.92 feet, with a tangent length of 102.30 feet and an arc length of 201.46 feet to an iron pin; Thence, North 73 deg. 02' 00" East, 630.94 feet to an iron pin; Thence, with a curve concave to the South, having a radius of 50.00 feet and a central angle of 63 deg. 38' 00" and being subtended by a chord which bears South 75 deg. 09' 00" East, 52.72 feet, with a tangent length of 31.02 feet and an arc length of 55.53 feet to a 3' iron pipe in the westerly margin of Centennial Place; Thence, with said margin, South 43 deg. 20' 00" East, 715.79 feet to an iron pin; Thence, with a curve concave to the southwest, having a radius of 1,970.00 feet and a central angle of 0 deg. 41' 00", and being subtended by a chord which bears South 42 deg. 59' 30" East, 23.49 feet, with a tangent length of 11.75 and an arc length of 23.50 feet to an iron pin; Thence, South 42 deg. 39' 00" East, 379.54 feet to an Iron pin; Thence, with a curve concave to the southwest, having a radius of 2,030.00 feet and a central angle of 0 deg. 52' 00" and being subtended by a chord which bears South 42 deg. 13' 00" East 30.71 feet, with a tangent length of 15.35 feet and an arc length of 30.71 feet. to an iron pin; Thence, South 43 deg. 31' 00" East, 576.50 feet to an iron pin; Thence, with a curve concave to the southwest, having a radius of 50.00 feet and a central angle of 25 deg. 00' 00", and being subtended by a chord which bears South 31 deg. 01' 00" East, 21.64 feet, with a tangent length of 11.08 feet and an arc length of 21.82 feet to an iron pin in the westerly margin of Centennial Boulevard; Thence, with said margin, South 19 deg. 27' 38" East, 158.52 feet to the point of beginning and containing 2,128,320 square feet or 48.86 acres, more or less, according to a survey by J. Alan Cummings, RLS Number 2351, dated 9/25/2003.

Being the same property conveyed to CENTENNIAL GROUP GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from WESTERN NASHVILLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20170324-0028762, dated March 23, 2017, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for 2020 a lien not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 4860, page 30, said Register's Office.

3. Right-of-Way Easement of record in Book 4712, page 956, Register's Office for Davidson County, Tennessee.

4. Right of ways for pipeline and railroad easements as evidenced in Deed of record in Book 5264, page 643, said Register's Office.

5. Terms and provisions of Agreement by and between Robert Orr & Company and Belz Investment Company of record in Book 5285, page 960, said Register's Office.

6. Easement, Construction & Dedication Agreement of record in Book 6624, page 629, said Register's Office.

7. Grant of Easement by and between the United States of America, acting by and through its legal agent Tennessee Valley Authority to the Metropolitan Government of Nashville and Davidson County, of record in Book 6710, page 367, said Register's Office.

8. Stormwater Detention Agreement of record in Instrument No. 200108160088876, said Register's Office.