Karen Johnson Davidson County
Batch# 350312 DEEDWARRSP
01/29/2020 02:53:30 PM 6 pgs
Fees: $33.00 Taxes: $9,351.01
20200129-0010740

Prepared by:
Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan, L.L.P. (CAY)
P.O. Box 2611
Raleigh, NC 27602-2611

Return to:
Sixth Place Sands LLC
1260 Rancheros Road
Pasadena, CA 91103

MAP/PARCEL NOS:
Map 161 00 0
Parcel 220.00

TENNESSEE SPECIAL WARRANTY DEED
(without deed restriction)

THIS INDENTURE, made and entered into this 21 day of January, 2020, by and between TN RE Acquisition Co., LLC, a Tennessee limited liability company (Grantor"), and Sixth Place Sands LLC, a California limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference, and being all (part) of the same property conveyed to Grantor by Deed of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20170628-0064939.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

978370TN1A

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

TN RE Acquisition Co., LLC,
a Tennessee limited liability company

By: _____
Name: Ryan D Brideman
Title: Manager

STATE OF Kentucky

COUNTY OF Jefferson

Before me, Notary Public, of the state and county aforesaid, personally appeared Ryan D. Brideman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Manager of TN RE Acquisition Co., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as such officer.

WITNESS my hand and seal, at office in Louisville, Kentucky this 16 day of January, 2020.

_____
Notary Public

My Commission Expires: 10-28-2020

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KENTUCKY

Name and Address of Property Owner
and Mail Tax Bills To:

Sixth Place Sands LLC
1260 Rancheros Road
Pasadena, CA 91103

Property Address:
5529 Edmondson Pike
Nashville, TN 37211

Recording Fee	$
Register's Fee	$
DP Fee	$
Recording Tax	$
Total	$

Oath of Consideration:

State of Tennessee:

County of :

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $2,527,300.00.

Affiant

Sworn to and subscribed before me on this the 16 day of January, 2020.

Notary Public

My commission expires: 10-28-2020

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KENTUCKY

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WESTERLY SIDE OF EDMONDSON PIKE NORTH OF OLD HICKORY BOULEVARD, BEING LOT NO. 2 AS SHOWN ON THE PLAT OF FOOD MAX SHOPPING CENTER AS OF RECORD IN BOOK 7900, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN EXISTING IRON PIN IN THE SOUTHWEST RIGHT OF WAY OF EDMONSON PIKE, SAID POINT BEING LOCATED NORTH 19 DEGREES 47 MINUTES 47 SECONDS WEST, 374.58 FEET FROM THE INTERSECTION OF THE SOUTHWESTERN RIGHT OF WAY OF EDMONDSON PIKE AND THE NORTHERN RIGHT OF WAY OF OLD HICKORY BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTHWESTERN RIGHT OF WAY OF EDMONDSON PIKE SOUTH 87 DEGREES 50 MINUTES 43 SECONDS WEST 242.86 FEET (SOUTH 87 DEGREES 45 MINUTES 42 SECONDS WEST 242.62 FEET, OF RECORD) TO AN EXISTING CAPPED IRON PIN; THENCE NORTH 27 DEGREES 59 MINUTES 02 SECONDS EAST 184.80 FEET (NORTH 27 DEGREES 52 MINUTES 37 SECONDS EAST 184.97 FEET, OF RECORD) TO AN EXISTING CAPPED IRON PIN; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 103.25 FEET (NORTH 87 DEGREES 45 MINUTES 42 SECONDS EAST 103.20 FEET, OF RECORD) TO AN EXISTING PUNCH HOLE IN CONCRETE, SAID POINT BEING LOCATED IN THE SOUTHWESTERN RIGHT OF WAY OF EDMONDSON PIKE; THENCE CONTINUING WITH THE SOUTHWESTERN RIGHT OF WAY OF EDMONDSON PIKE SOUTH 15 DEGREES 10 MINUTES 52 SECONDS EAST 50.69 FEET (SOUTH 15 DEGREES 17 MINUTES 49 SECONDS EAST 50.76 FEET, OF RECORD) TO AN EXISTING CAPPED IRON PIN; THENCE CONTINUING WITH THE SOUTHWESTERN RIGHT OF WAY OF EDMONDSON PIKE SOUTH 19 DEGREES 54 MINUTES 38 SECONDS EAST 116.08 FEET (SOUTH 19 DEGREES 52 MINUTES 20 SECONDS EAST 116.00 FEET, OF RECORD) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TN RE ACQUISTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20200128-0010277, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWERAGE SERVICES, BY DEED OF RECORD IN BOOK 8377, PAGE 832, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Lauren Ogino], a notary public for this county and state, [Stefanie Robertson] 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: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022