Karen Johnson Davidson County
Batch# 354186 DEEDWARR
02/05/2020 04:03:30 PM 7 pgs
Fees: $38.00 Taxes: $13,875.00
20200205-0013687

This instrument prepared by:

Honigman LLP
650 Trade Centre Way
Suite 200
Kalamazoo, MI 49002-0402

Return Recorded Document to:

First American Title Insurance Company
900 Wilshire Drive
Suite 260
Troy, MI 48084

Name and Address Of Property Owner:	**Send Tax Bills To:**	**Map and Parcel Numbers:**
MPI Nashville LLC 120 Broadway Ave. South Suite 50 Wayzata, MN 55391	MPI Nashville LLC 120 Broadway Ave. South Suite 50 Wayzata, MN 55391	APN: 174-00-0-228 Map Coord: 174-00-0; 174-00-0

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, made effective as of this 5th day of February, 2020.

CORPORATE INVESTORS PARTNERSHIP III, LLC, a Tennessee limited liability company,

hereinafter called the "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto

MPI NASHVILLE LLC, a Delaware limited liability company,

hereinafter called the "**GRANTEE,**" its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and made a part hereof (the "**PROPERTY**").

The Property is improved and known as

5818	Crossings Boulevard,	Antioch,	TN	37013
(House Number)	(Street)	(City)	(State)	(Zip)

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever. GRANTOR does covenant with said GRANTEE, its successors, heirs and assigns that it is lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under Grantor, but no 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.

This conveyance is made subject to those items listed on **Exhibit B** attached hereto and made a part hereof (the "**PERMITTED ENCUMBRANCES**").

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness our hands this 24 day of January, 2020.

GRANTOR:

CORPORATE INVESTORS PARTNERSHIP III, LLC,
a Tennessee limited liability company

By: _____
Michael D. Baron
Its: President

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Michael D. Baron, the President of CORPORATE INVESTORS PARTNERSHIP III, LLC, a Tennessee limited liability company, who acknowledged that he did sign the foregoing instrument in such capacity and that the same is his free act and deed and the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Nashville, TN, this 24 day of January, 2020.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Print Name Sue Arnett
Notary Public
Davidson County, TN
My Commission Expires: 3-8-22

33468368.1

OATH OF CONSIDERATION

STATE OF Tennessee }

COUNTY OF Davidson }

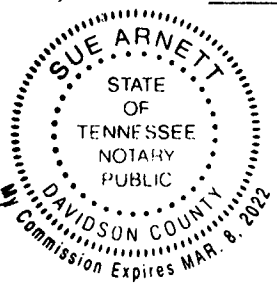
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $3,750,000.00.

MICHAEL D. BARON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2020.

Sue Arnett

Print Name Sue Arnett
NOTARY PUBLIC
Davidson County, TN
My Commission expires: 3-8-22



33468368.1

EXHIBIT A

LEGAL DESCRIPTION

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot 17 on the Final Plat of Revision One of the Resub of Lot 2, The Crossings at Hickory Hollow Phase 2, of record in Instrument No. 200706200073436, Register's Office for Davidson County, Tennessee. Bounded on the northwest by Lot 1 of the Re-Subdivision of Lot 2 on the Plan of the Crossings at Hickory Hollow Phase II, as recorded in Instrument No. 2000072660073970, Register's Office for Davidson County, Tennessee, also known as the land of TT of Antioch, Inc., as recorded in Instrument No. 200408200100650, Register's Office for Davidson County, Tennessee; on the northeast by southern Right - of- Way (ROW) of Crossings Boulevard (100' Public ROW); on the southeast by Lot 18 on said Final Plat of Revision One of the Resub of Lot 2, The Crossings at Hickory Hollow Phase 2; on the southwest by the northern ROW of Interstate 24 (ROW varies). Said Lot 17 being described as follows:

POINT OF BEGINNING being a set point at the northernmost corner of the tract being described, said point lying on the southern ROW margin of Crossings Boulevard; thence with said ROW margin South 51 deg. 45' 41" East 320.71 feet to a found iron rod; thence and with a curve to the left having a radius of 1482.39 feet, an arc length of 40.10 feet, a central angle of 1 deg. 32' 59", a chord bearing and distance of South 52 deg. 32' 11" East 40.10 feet to a set point; thence leaving said ROW margin South 43 deg. 44' 53" West 490.82 feet to a set point; thence South 37 deg. 28' 49" West 119.23 feet to a set point on the northern ROW margin of Interstate 24; thence with said ROW margin North 41 deg. 47' 34" West 331.59 feet to a set point; thence leaving said ROW margin North 39 deg. 25' 07" East 549.94 feet to the true point of beginning.

Containing 196,452 square feet or 4.51 acres, according to the survey by Littlejohn Engineering Associates, signed by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated April 18, 2007, #25246.

BEING the same property conveyed to Corporate Investors Partnership III, LLC, a Tennessee limited liability company by Warranty Deed from Crews Crossings, LLC, a Tennessee limited liability company of record in Instrument No. 200707030079228, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Terms and provisions of Declaration of Protective Covenants and Owners Association for Hickory Downs, of record in Book 7963, page 145; as rerecorded in Book 7966, page 60; as amended by Amendment to Declaration of Protective Covenants and Owners Association for the Crossings at Hickory Hollow of record in Book 8085, page 402; as amended by Second Amendment to Declaration of Protective Covenants and Owners Association for the Crossings at Hickory Hollow of record in Book 9730, page 957; as amended by Amendment to Declaration of Protective Covenants and Owners Association for the Crossings at Hickory Hollow of record in Instrument No. 200910200096901, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement from Crews Crossing, LLC to Metropolitan Government of Nashville and Davidson County, of record in 200704230048118, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on Plat of record as Instrument No. 200007260073970 and as Instrument No. 200706200073436, in the Register's Office of Davidson County, Tennessee.

5. Matters which would be shown on an accurate and current survey of the Property.

True Copy Certification

I, DIANE L. TISCH, 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 MICHIGAN

County of OAKLAND

PATRICIA CADENA

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* DIANE L. TISCH

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

PATRICIA A. CADENA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 14, 2019
ACTING IN COUNTY OF Oakland