Karen Johnson Davidson County
Batch# 364609 DEEDWARRSP
02/27/2020 11:58:30 AM 6 pgs
Fees: $33.00 Taxes: $17,205.00
20200227-0021963

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 4,650,000.00

Affiant

Subscribed and sworn to me on February 25, 2020.

NOTARY PUBLIC

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
PEP Meridian Park, L.L.C 200 W. Madison St., Suite 2800 Chicago, IL 60606	NEW OWNER	071-07-0-232.00; 071-07-0-233.00; 071-11-0-081.00; 071-07-0-244.00; 071-08-0-271.00; 071-08-0-270.00; 071-07-0-234.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1801 MERIDIAN PARTNERS,** a Tennessee general partnership, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey **PEP MERIDIAN PARK, L.L.C.**, a Delaware limited liability, company qualified in Tennessee, hereinafter called "GRANTEE," its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows:

See Exhibit A, "Legal Description," attached.

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth below (the "Permitted Encumbrances"):

See Exhibit B, "Permitted Encumbrances," attached.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does hereby covenant that the Property is free and clear from all encumbrances made or suffered by GRANTOR, except to the extent otherwise set forth herein; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

[Signature page follows.]

WITNESS my hand on February 25, 2020.

1801 MERIDIAN PARTNERS

John T. Rochford
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 25, 2020, before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be general partner of 1801 Meridian Partners, the within named bargainor, and who, being duly authorized, executed the foregoing instrument on behalf of 1801 Meridian Partners, as general partner.

Witness my hand, at office, this 25 day of February, 2020.

Claire H. Jenkins
Notary Public

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/2/23

Exhibit A

Legal Description

BEING A TRACT OF LAND IN THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 232, 233, 234, AND 244 AS SHOWN ON DAVIDSON COUNTY
PROPERTY TAX MAP NUMBER 71-7, AND PARCELS 270 AND 271 AS SHOWN ON DAVIDSON COUNTY
PROPERTY MAP NUMBER 71-8, AND PARCEL 81 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 71-11. BEING BOUNDED ON THE WEST BY RIGHT-OF-WAY (R/W) OF MERIDIAN STREET (44' PUBLIC R/W), ON THE NORTH BY RIGHT-OF-WAY (R/W) OF ALLEY #1086 (12' UNIMPROVED PUBLIC R/W), ON THE EAST BY RIGHT-OF-WAY (R/W) OF LISCHEY AVENUE (50' PUBLIC R/W), AND ON THE SOUTH BY THE RIGHT-OF-WAY (R/W) OF EDITH AVENUE (50' PUBLIC R/W) AND THE FOLLOWING LIST OF PROPERTIES ALL OF WHICH ARE RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), THE THOMAS R. AND BRENDA G. FISHER PROPERTY OF RECORD IN DEED BOOK 8725, PAGE 346, THE FRANCIS EARLENE JOHNSON PROPERTY OF RECORD IN INSTRUMENT #20061117-0142674, THE DOUGLAS E. AND LAURA R. BETTY PROPERTY OF RECORD IN INSTRUMENT #20070328-0036722, THE WILLIAM F. PIPER AND BURNEASE P. KILGO PROPERTY OF RECORD IN INSTRUMENT #20001106-0110064, THE KAREN AND JAMES GAFFORD PROPERTY OF RECORD IN INSTRUMENT #20090320-0025150, THE KARLA N. SWAFFORD PROPERTY OF RECORD IN INSTRUMENT #20130410-0035535, THE MYRTLE PARTNERS LLC PROPERTY OF RECORD IN INSTRUMENT #20131108-0116237, THE FED DEVELOPMENT, LLC PROPERTY OF RECORD IN INSTRUMENT #20141022-0097564 AND INSTRUMENT #20140806-0070872, THE SHELBY STREET PARTNERS, GP OF RECORD IN INSTRUMENT #20141002-0091095, AND THE MARY ANN SCALES PROPERTY OF RECORD IN DEED BOOK 9693, PAGE 642 SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY MADE BY RAGAN-SMITH-ASSOCIATES, INC., RLS TENN NO: 2588 DATED FEBRUARY 21, 2017:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET AND THE SOUTHERLY R/W OF ALLEY #1086 BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 681,831.11 AND AN EASTING OF 1,742,522.56 (NAD83); THENCE LEAVING THE SAID MERIDIAN STREET SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST, 839.97 FEET TO A 5/8" IRON ROD (OLD); THENCE SOUTH 85 DEGREES 13 MINUTES 53 SECONDS EAST 459.90 FEET TO AN IRON ROD (NEW) IN THE WESTERLY R/W OF LISCHEY AVENUE; THENCE LEAVING THE SAID ALLEY SOUTH 08 DEGREES 54 MINUTES 21 SECONDS WEST 199.29 FEET TO AN IRON ROD (NEW) BEING THE NORTHEAST CORNER OF THE SAID SCALES PROPERTY; THENCE LEAVING LISCHEY AVENUE NORTH 85 DEGREES 20 MINUTES 08 SECONDS WEST, 465.07 FEET TO A 5/8" IRON ROD(OLD) IN THE EASTERLY LINE OF THE SAID SHELBY STREET PARTNERS PROPERTY; THENCE LEAVING THE SCALES PROPERTY NORTH 10 DEGREES 17 MINUTES 33 SECONDS EAST, 9.68 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 84 DEGREES 33 MINUTES 13 SECONDS WEST, 197.53 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHWEST CORNER OF THE SAID FED DEVELOPMENT PROPERTY; THENCE SOUTH 09 DEGREES 17 MINUTES 04 SECONDS WEST, 173.40 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 37 MINUTES 22 SECONDS WEST, 100.00 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 27 MINUTES 57 SECONDS WEST, 189.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF EDITH AVENUE; THENCE WITH EDITH AVENUE NORTH 83 DEGREES 34 MINUTES 39 SECONDS WEST, 54.94 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID MYRTLE PARTNERS PROPERTY; THENCE LEAVING EDITH AVENUE NORTH 08 DEGREES 21 MINUTES 36 SECONDS EAST 152.41 FEET TO AN IRON ROD (NEW); THENCE NORTH 83 DEGREES 40 MINUTES 33 SECONDS WEST, PASSING A ½" IRON ROD (OLD) AT 57.90 FEET, FOR A TOTAL DISTANCE OF 146.08 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID PIPER AND KILGO PROPERTY; THENCE NORTH 08 DEGREES 03 MINUTES 53 SECONDS EAST 28.38 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 42 MINUTES 10 SECONDS WEST, 65.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE SAID BETTY PROPERTY; THENCE NORTH 84 DEGREES 38 MINUTES 24 SECONDS WEST, 91.35 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SAID FISHER PROPERTY; THENCE NORTH 05 DEGREES 16 MINUTES 06 SECONDS EAST, 27.00 FEET TO AN IRON ROD (NEW); THENCE NORTH 84 DEGREES 43 MINUTES 54 SECONDS WEST, 160.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY R/W OF MERIDIAN STREET; THENCE WITH MERIDIAN STREET NORTH 06 DEGREES 51 MINUTES 54 SECONDS EAST, 331.26 FEET TO THE POINT OF BEGINNING. CONTAINING 367,540 SQUARE FEET OR 8.44 ACRES, MORE OR LESS.

TOGETHER WITH a 16 foot easement along the westerly line of the remaining property of Nancy J. Clinard, the said easements being more particularly described as follows:

A part of the westerly 100 feet of the easterly 300 feet of Lots Nos. 2 and 3 on the Map of the Subdivision of Lot No. 6 on the William White Heirs Property, as of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southwesterly corner of property deeded to Nancy Clinard, of record in Book 5772, page 695, Register's Office for Davidson County, Tennessee; thence with said property line, North 7 degrees 38' East 188.60 feet to a point; thence South 85 degrees 30' East 16 feet to a point; thence South 7 degrees 38' West 188.60 feet to a point in the northerly margin of Edith Street; thence along said margin North 85 degrees 30' West 16 feet to the point of beginning.

Being the same property conveyed to Dennis E. Wood by Deed dated March 7, 1984 from Gilbert C. Wright and wife, Nannie J. Wright, of record in Book 6244, page 672, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dennis E. Wood and wife, Gail C. Wood by deed dated November 13, 1981 from Nancy J. Clinard and husband, Ernest C. Clinard of record in Book 5820, page 467, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 7, 1985, of record in Book 6766, page 684, Register's Office for Davidson County, Tennessee, Gail C. Wood, unmarried conveyed her interest in subject property to Dennis E. Wood. Also being the same property conveyed to Dennis E. Wood by deed dated January 17, 1989 from Nannie J. Temple Wright, unmarried of record in Book 8460, page 882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1801 Meridian Partners, a Tennessee general partnership by quitclaim deed from John T. Rochford, a married person, of record in Instrument No. 20191120-0119623, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20191120-0119988, said Register's Office.

Being the same property previously conveyed to John T. Rochford, a married person, by Special Warranty Deed from Dennis E. Wood, a married person, appearing as Instrument No. 20180105-0001967 and by Quitclaim Deed from Dennis E. Wood of record as Instrument No. 20180105-0001968, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1801 Meridian Street, 1711 Meridian Street, 1707 Meridian St., 315 Edith St., 0 Edith St., 1808 Lischey Ave., and 1810 Lischey Ave., Nashville, TN 37207.

Exhibit B

Permitted Encumbrances

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

2. All matters appearing on the Plan of record at Book 332, page 78, Register's Office for Davidson County, Tennessee;

3. All matters appearing on the Plan of record at Book 1, pages 115 and 133, Chancery Court at Nashville, Tennessee;

4. Permanent easement of record at Book 7726, page 793, Register's Office for Davidson County, Tennessee;

5. 16-foot ingress and egress easement as described in deed of record at Book 5820, page 467 and quitclaim deed of record at Book 6766, page 684, said Register's Office;

6. All matters appearing on the survey by Douglas Ball-Chandler, Tennessee RLS No. 2588, of Ragan-Smith Associates, Inc., dated September 10, 2018.

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY