Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel: 070-12-0-009.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 15-08-011

FOR AND IN CONSIDERATION of the sum of TWENTY SIX MILLION SIX HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($26,680,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AURORA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, f/k/a HEARTHWOOD PROPERTIES No. 4, LLC, a Tennessee limited liability company, f/d/b/a HEARTHWOOD PROPERTIES NO. 2, LLC, a Tennessee limited liability company,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE,** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to the Property conveyed by this instrument to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property located on 310 Great Circle Road, Nashville, Davidson County, Tennessee 37228.

Karen Johnson Davidson County
Batch# 364945 DEEDWARR
02/28/2020 12:14:22 PM 5 pgs
Fees: $27.00 Taxes: $0.00



20200228-0022425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $26,680,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 28 day of ~~January~~ February, 2020.

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

My Commission expires: _____

Witness, this the 29th day of January, 2020.

AURORA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

BY: _____
Michael Gross, Authorized Signatory

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ Queens)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gross, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Signatory of Aurora Properties, LLC, a Tennessee Limited Liability Company and that he as such Authorized Signatory being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Michael Gross as such Authorized Signatory.

Witness my hand and official seal on this the 29 day of January, 2020.

Notary Public

Commission Expires: 11-18-2023

STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN QUEENS COUNTY
Gricel P Manzueta
No. 01MA6400521
My commission expires November 18 23

EXHIBIT A
Transaction # 15-08-011

Land situated in Davidson County, Tennessee, being Tract 15-A1 of Resubdivision of Tract 15A of the Resubdivision of Part of Block "G" Section No. 1-Book 4675, Page 48-R.O.D.C. Metrocenter Tracts 15A, 15B of record in Instrument No. 20050105-0001850, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Hearthwood Properties No. 4, LLC by Warranty Deed from Board of Publication of the Methodist Church, Inc., d.b.a. United Methodist Publishing House, an Illinois corporation of record in Instrument Number 20040527-0062765, in the Register's Office for Davidson County, Tennessee, dated May 19, 2004 and recorded on May 27, 2004. The said Hearthwood Properties No. 4, LLC, filed for name change to Aurora Properties, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20060706-0081300, in the Register's Office for Davidson County, Tennessee.

Being also known as 310 Great Circle Road, Nashville, Tennessee 37228.

This new description was written to reflect the record plat.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years.
2. Subject to all matters shown on the Plan of record in Instrument No. 20050105-0001850, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, Page 952, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Master Deed for Metrocenter of record in Book 5026, Page 783, as amended in Book 5035, Page 967, in the Register's Office for Davidson County, Tennessee but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Restriction of record in Book 4829, Page 722, Book 5225, Page 112, Book 5225, Page 120, Book 5242, Page 389, Book 5332, Page 587, Book 5792, Page 787 and Book 7012, Page 61, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. Restrictions of record in Book 7735, Page 167 (169) and Book 8078, Page 222 (225), in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
7. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 48 and Plat Book 6900, Page 817 and Plat Book 7900, Page 116, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20040512-0054947, in the Register's Office for Davidson County, Tennessee.
9. Easement Agreement for Permanent Non-Exclusive Easements, Ingress and Egress of record in Instrument No. 20050721-0085321, in the Register's Office for Davidson County, Tennessee.
10. Subordination, Non Disturbance and Attornment Agreement of record in Instrument No. 20050901-0105192, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 15-08-011

