Karen Johnson Davidson County
Batch# 368250 DEEDWARRSP
03/05/2020 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20200305-0025180

FROM: L & M Investments

TO: Tenex Properties

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Tenex Properties 3655 Sullivant Ave Columbus Ohio 43227	(same)	Map 19-13 Parcel 42

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, G. Michael Yopp, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Ohio)
COUNTY OF Franklin)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2020.

LORI MARONEY
Notary Public, State of Indiana
Allen County
Commission # 639105
My Commission Expires
October 14, 2020

Notary Public

My Comm. Expires: October 14, 2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, L & M Investments, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Tenex Properties, a Tennessee general partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land, lying and being in the City of Goodlettsville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly right of way of Church Street, and the northwest corner of the herein described tract; thence leaving said right of way of Church Street, N 67° 49' 33" E, 315.84 feet to an iron pin; thence turning and running S 27° 42'43" E, 150.09 feet to a point; thence along a curve to the right, having a

radius of 10317.46 feet, a chord distance and bearing of S 27° 29' 31" E, 79.21 feet to an iron pin; thence turning and running N 68° 13' 18" E, 50.23 feet to an iron pin; thence along a curve to the right, having a radius of 10367.46 feet, a bearing and distance of S 26° 30' 10" E 268.73 feet to an iron pin; thence running S 6° 04' 30" E, 84.03 feet to an iron pin; thence along a curve to the right, having a radius of 10339.46 feet, a bearing and distance of S 26° 43' 53" E 117.23 feet to an iron pin; thence turning and running S 76° 05' 40" W, 102.36 feet to an iron pin; thence turning and running N 26° 39' 47" W, 202.55 feet to an iron pin at a fence corner; thence turning and running S 75° 37' 00" W, 276.58 feet to an iron pin on the easterly right of way of Church Street; thence turning and running along said right of way of Church Street, N 22° 34' 00" W, 440.03 feet to the point of beginning.

Being the same property conveyed to L & M Investments, a Tennessee general partnership, by deed from The Hillman Group, Inc., a Delaware corporation, of record as Instrument No. 20131227-0130457, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit, of record as Instrument No. 20200228-0023307, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. 2020 Metro Nashville Davidson County and Goodlettsville City Taxes, a lien not yet due and payable.

2. Easement for L & N Railroad, of record in Book 3252, page 309, said Register's Office.

3. Rights of the railroad under a Charter Right-of-Way.

This is improved property located at 425 Church Street, Goodlettsville, Tennessee 37072.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, but not 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.

WITNESS its hand this 3rd day of March, 2020.

L & M INVESTMENTS, a Tennessee general partnership

By: [signature]
Name: Mike Miller
Title: Partner

STATE OF Ohio)
COUNTY OF Franklin)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged his self to be a partner of L & M Investments, the within named bargainor, a Tennessee general partnership, and that Michael Miller as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by his self as a partner.

Witness my hand and seal, at office in Columbus, Ohio, this the 3rd day of March, 2020.

[signature]
NOTARY PUBLIC

My Commission Expires: October 14, 2020

LORI MARONEY
Notary Public, State of Indiana
Allen County
Commission # 639105
My Commission Expires
October 14, 2020

4840-4517-1892.1

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer, is
$750,000.00

Affiant – Michael Miller, aka Mike Miller

Subscribed and sworn before me, this 28th day of February, 2020.

Lori Maroney
Notary

LORI MARONEY
Notary Public, State of Indiana
Allen County
Commission # 639105
My Commission Expires
October 14, 2020

202003050025180

I, Deborah Lawrence-Auten, do hereby make an 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.

Deborah Lawrence-Auten, Authorized Agent

State of Ohio
County of Franklin

Personally appeared before me, Dione Joseph, a notary public for this county and state, Deborah Lawrence-Auten, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

, Notary Public

My Commission Expires: _____

DIONE P. JOSEPH NOTARY PUBLIC - STATE OF OHIO

Dione P. Joseph
Notary Public
In and For the State of Ohio
My Commission Expires
8/11/21