Karen Johnson Davidson County
Batch# 402855 DEEDWARR
05/19/2020 03:43:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20200519-0052136

This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tennessee M-H, LLC 11120 Tomahawk Creek Parkway, Suite 200A Leawood, KS 66211	Tennessee M-H, LLC 11120 Tomahawk Creek Parkway, Suite 200A Leawood, KS 66211	106-000-033.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LCT, L.P.**, a Tennessee limited partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Tennessee M-H, LLC**, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE and to HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2020 and subsequent years, a lien, which are not yet due and payable.

2. Matters as would be disclosed by a current and accurate survey of the subject premises.

3. Matters disclosed in survey by L.I. Smith and Associates, Inc., dated March 12, 2020, Ronald G. Taylor, TRLS 2123.

4. Matters as would be disclosed by a visible inspection of the Property.

5. Temporary Slope Easement and Temporary Construction Easement from LCT, G.P. to The Metropolitan Government of Nashville and Davidson County, Tennessee, and its assigns, of record in Instrument No. 200003290031390, in the Register's Office of Davidson County, Tennessee.

6. Matters disclosed in First American Title Insurance Company title commitment No.: NCS-998643-NAS and any resulting final title policy issued from said title commitment.

7. That portion of the land contained within the boundary of, or contiguous to, a cemetery and all rights of ingress and egress thereto.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under the GRANTOR, but not otherwise.

Whenever used, the singular number shall include the plural, the plural of the singular and the use the any gender shall be applicable to all genders.

(signature on following page)

Witness GRANTOR's hand this 15th day of May, 2020, having caused its name to be signed hereto by its duly authorized representative on said day and date.

LCT, L.P.

By: LCT Properties, LLC
Its: General Partner

By: _____
Lester L. Turner, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Lester L. Turner, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of LCT Properties, LLC, General Partner of **LCT, L.P.**, a Tennessee limited partnership, the bargainor, and that he, as such Chief Manager of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partner of **LCT, L.P.** as such Chief Manager.

WITNESS my hand and seal, at office in Nashville Tennessee this the 7th day of May, 2020.

Notary Public

My Commission Expires: 10/02/2023

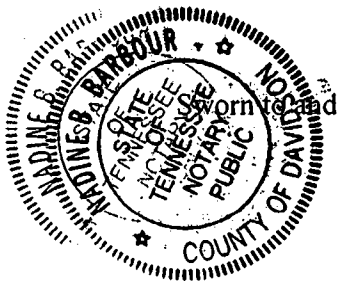
NADINE B. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

{Legal/41214/20457/02357411.DOCX }

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

C.M. Lee Properties
Affiant



Sworn to and subscribed before me this 7th day of May, 2020.

Notary Public
My Commission Expires: 10/02/2023

{Legal/41214/20457/02357411.DOCX }

Exhibit A

Legal Description

BEING DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER & SUMNER, INC., DATED JULY 26, 1968, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF ELM HILL PIKE AT THE INTERSECTION WITH THE EASTERLY MARGIN OF SPENCE LANE; THENCE, WITH THE MARGIN OF SAID PIKE, NORTH 86° 07' EAST 801.84 FEET TO A POINT; THENCE LEAVING SAID PIKE, SOUTH 2° 37' WEST 450 FEET TO A POINT; THENCE SOUTH 86° 07' WEST 820 FEET MORE OR LESS TO A POINT IN THE EASTERLY MARGIN OF SPENCE LANE; THENCE WITH THE MARGIN OF THE SAME, NORTH 4° 50' EAST 450 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO ROLLINS LEASING CORPORATION, BY DEED OF RECORD IN BOOK 6531, PAGE 178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO LCT, L.P. BY DEED FROM BETTY M. TURNER, OF RECORD IN BOOK 9861, PAGE 109, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LCT, L.P., HAVING SINCE MERGED INTO AND BECOME KNOWN AS LCT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF MERGER IN INSTRUMENT NO. 200001040001056; SUBSEQUENTLY LCT PARTNERS MERGED INTO AND BECAME KNOWN AS LCT, L.P., A TENNESSEE LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF MERGER IN INSTRUMENT NO. 200101030000919, SAID REGISTER'S OFFICE.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

