Karen Johnson Davidson County
Batch# 405767 DEEDWARRSP
05/26/2020 01:58:30 PM 6 pgs
Fees: $33.00 Taxes: $24,050.00
20200526-0054073

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
J. David Wicker, Esq.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NAME AND ADDRESS OF NEW OWNER:
Hobson Pike Land, LLC
150 S. 5th Street, Suite 2675
Minneapolis, MN 55402
Attn: Tim Bassett

SEND TAX BILL TO: New Owner

TAX PARCEL NO. 16400004100

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is SIX MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($6,500,000.00).

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Heather Ward
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of May, 2020.

Danielle Dunn
Notary Public

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PBR&T PARTNERSHIP, a Tennessee general partnership ("**Grantor**"), has bargained and sold and does hereby bargain, sell, convey, and confirm unto HOBSON PIKE LAND, LLC, a Delaware limited liability company ("**Grantee**"), its successors and assigns, the following described tract or parcel of land, situated and being in Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**").

THIS IS improved property located at 3839 Murfreesboro Pike, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT ONLY TO the matters set forth on **Exhibit B**, attached hereto and made a part hereof.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Witness my hand as of this 21st day of May, 2020.

GRANTOR:

PBR&T PARTNERSHIP, a Tennessee general partnership

By: Ronald D. Buck
Ronald D. Buck, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, S. Madison Roberts, IV, a Notary Public of said County and State, personally appeared Ronald D. Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner (or other officer authorized to execute the instrument) of PBR&T Partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at Office in this 21st day of May, 2020.

Notary Public

My Commission Expires: 2/24/2024

S. MADISON ROBERTS IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 24, 2024

1401345:3

Exhibit A

The Property

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, lying in the southwest quadrant of the intersection of Murfreesboro Road and Hobson Pike being more particularly described as follows:

BEGINNING at an iron pin in the south margin of Murfreesboro Road at the southeast corner of herein described tract;

THENCE, leaving said margin with the west line of Dimples of record in Instrument No. 200505130054550, R.O.D.C. the following calls:

S45°09'01"W, 265.38 feet to an iron pin,
S42°13'20"E, 88.00 feet to an iron pin,
S18°04'13" W, 283.59 feet to an iron pin;

THENCE, with Bagoli Subdivision of record in Plat Book 8250, page 763, R.O.D.C., S15°36'28"W, 249.39 feet to an iron pin in the north line of Layton Adkins of record in Book 10459, page 32, R.O.D.C.;

THENCE, with said Adkins, N73°26'36"W, 159.67 feet to an iron pin;

THENCE, with said Adkins and David Mason of record in Book 4509, page 278, R.O.D.C., S18°50'51"W, 414.59 feet to an iron pin in the west line of Luther Marie Vaughn of record in Book 11180, page 657, R.O.D.C.;

THENCE, continuing with said Vaughn, S12°03'33"W, 106.54 feet to an iron pin;

THENCE, with Vaughn, S58°23'47"E, 186.55 feet to an iron pin;

THENCE, with the west line of Kathryn Buffington of record in Instrument No. 200602220020910, R.O.D.C., and Remedios Trail of record in Instrument No. 200604210046044, R.O.D.C., S12°29'45"W, 340.07 feet to an iron pin;

THENCE, with the north line of Randall Yeargin of record in Book 9248, page 568, R.O.D.C., being Lot No. 2 of Clifton Acres of record in Plat Book 5050, page 84, R.O.D.C., the following calls:

N77°10'14"W, 71.59 feet to an iron pin,
N25°51'40"W, 54.43 feet to a point,
N71°24'20"W, 98.62 feet to a point,
N67°11'05"W, 278.89 feet to a point,
N17°43'29"E, 40.00 feet to a point,
N58°36'38"W, 72.53 feet to a point at the northeast corner of Billy Spalding of record in Book 5281, page 746, R.O.D.C., being Lot No. 1 of said Clifton Acres;

THENCE, with said Spalding, N58°36'38"W, 402.58 feet to an iron pin;

THENCE, with the north line of William Yeargin of record in Book 5014, page 290, R.O.D.C., N53°47'20"W, 151.53 feet to a point;

THENCE, N47°35'55"W, 139.10 feet to an iron pin;

THENCE, with the north line of William Hawkins, Trustee of Record in Instrument No. 200208230102015, R.O.D.C., N46°29'00"W, 90.98 feet to an iron pin;

THENCE, N82°24'22"W, 469.63 feet to an iron pin in the east margin of Hobson Pike;
THENCE, with said Hobson Pike the following calls:

N11°05'41"E, 280.50 feet to an iron pin,
N16°46'55"E, 100.50 feet to an iron pin,
N11°02'23"E, 441.02 feet to a right-of-way monument,

With a curve concave to the east having a central angle of 07°59'53", a radius of 1085.92 feet and a chord of N14°51'37"E, 151.46 feet for an arc length of 151.59 feet to a right-of-way monument,
N27°17'43"E, 93.69 feet to a right-of-way monument,
N28°23'54"E, 140.84 feet to an iron pin,
N21°09'45"E, 96.82 feet to a right-of-way monument,
N38°02'55"E, 46.27 feet to a right-of-way monument;

THENCE, leaving said margin, with the south line of Starwood Amphitheater Operating Company of record in Instrument No, 200302070017629, R.O.D.C., S80°51'32"E, 494.55 feet to an iron pin;

THENCE, N61°31'47"E, 685.86 feet to an iron pin in the south margin of Murfreesboro Road;

THENCE, with said margin the following calls:

S39°36'40"E, 231.31 feet to an iron pin,
S50°46'06"E, 101.83 feet to an iron pin,
S42°15'11"E, 601.89 feet to the point of beginning.

Containing 2,845,324 square feet or 65.32 acres, more or less.

Being the same property conveyed to PBR&T Partnership, a Tennessee general partnership by Special Warranty Deed from Orange Murfreesboro Holdings, LLC, a Tennessee limited liability company, of record in Instrument Number 20170310-0024067, Register's Office for Davidson County, Tennessee, dated 03/09/2017 and recorded on 03/10/2017.

Being the same property conveyed to PBR&T Partnership, a Tennessee general partnership Quitclaim Deed from Orange Murfreesboro Holdings, LLC, a Tennessee limited liability company, of record in Instrument Number 20170310-0024068, Register's Office for Davidson County, Tennessee, dated 03/09/2017 and recorded on 03/10/2017.

Exhibit B

Permitted Encumbrances

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

2. Perpetual Easement for Highway Purposes to the State of Tennessee, of record in Book 4093, Page 950, Register's Office of Davidson County, Tennessee.

3. Easement to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4453, Page 154, Register's Office of Davidson County, Tennessee.

4. Easement to First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4453, Page 157, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

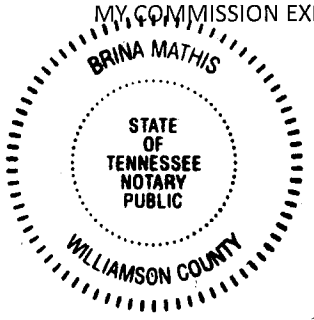
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).