Karen Johnson Davidson County
Batch# 426423 DEEDWARRSP
06/26/2020 07:23:30 AM 6 pgs
Fees: $33.00 Taxes: $6,660.00
20200626-0069035

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of June, 2020.

Notary Public

My Commission Expires: 5/18/24

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC A. RAFOTH

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC A. RAFOTH

Address New Owner As Follows:
FPE Investments, LP
5819 Old Harding Pk Ste 203
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
Part of 051-06-0-013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Due West Towers LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FPE Investments, LP, a Tennessee limited partnership**, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by Due West Towers, LLC as recorded in Instrument Number 20160608-0058131, Register's Office Davidson County, Tennessee (RODC), on the south by the northern ROW of West Due West Avenue, on the west by the Marion Doyle Tract as recorded in Book 6226, Page 945, RODC and by the eastern ROW of Interstate 65. Tract being described as follows:

Point of Beginning being an iron rod old; thence along the common line of the said the Marion Doyle Tract North 06°09'55" East a distance of 531.07' to an iron rod new;

thence with the eastern ROW of said Interstate 65 North 37°04'54" East a distance of 280.73' to an iron rod new;

thence with the common line of the said Due West Towers tract South 76°36'03" East 200.89' to an iron rod new;

thence North 16°46' 36" East 57.26' to an iron rod new;

thence South 82°15'15" East 169.29' to an iron rod new;

thence with a new line South 06°09'55" West 813.89' to an iron rod new;

thence with the northern ROW of West Due West Avenue North 82°47'06" West a distance of 413.13' to an iron rod new;

thence North 07°40'24" East a distance of 5.91' to an iron rod old;

thence North 82°42'11" West a distance of 110.42' to the point of beginning.

Containing an area of 393,960 square feet or 9.04 acres more or less according to a survey by Stivers Land Surveying dated June 8, 2020, Job No. 20-033.

Being part of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by deed from Institute in Basic Life Principles, Inc., an Illinois not-for-profit corporation, of record as Instrument No. 20160608-0058131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to those items set forth in Exhibit "A" attached hereto.

This is unimproved property known as: 9.04 acres more or less, 616 West Due West Avenue, Madison, TN 37115.

812772.1/020200576

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

<Signature page to follow.>

812772.1/020200576

WITNESS the execution of this instrument this 19th day of June, 2020.

DUE WEST TOWERS LLC
a Tennesse limited liability company

By: Charles R. Jones
Charles R. Jones, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of June, 2020.

Catherine H Gwyn
Notary Public

My Commission Expires: May 7, 2024



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EXHIBIT "A"

1. 2020 Taxes have been paid into escrow and will be paid by the Grantee.

2. Right of Way Easement of record in Book 6928, 969, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7397, page 887, Register's Office for Davidson County, Tennessee.

4. Overhead Line Easement of record in Book 5294, page 394, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3839, page 951, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants contained in instrument of record in Instrument No. 20010119-0006088, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20021211-0152939, Register's Office for Davidson County, Tennessee.

8. Easement Agreement of record in Instrument No. 20021004-0121383, Register's Office for Davidson County, Tennessee.

9. Easement(s) of record in Instrument No. 20020125-0010539, Register's Office for Davidson County, Tennessee.

10. Lack of direct access to and from controlled access highway.

11. Declaration of Use Restrictions of record in Book 9641, page 289 and Book 9641, page 341, Register's Office for Davidson County, Tennessee.

12. Subject to all matters appearing on ALTA/NSPS Land Title Survey by Stivers Land Surveying Job No. 20-033, dated June 9, 2020, revised ___, including but not limited to possible unrecorded easements, encroachments and/or rights of parties in possession for WV (water valve), SITE BM, UGT, G (gas), asphalt (access), CMP, buildings, cooling towers and above ground pipe rack.

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True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023