Karen Johnson Davidson County
Batch# 430389 DEEDWARRSP
07/06/2020 10:38:30 AM 8 pgs
Fees: $43.00 Taxes: $24,420.00
20200706-0072239

Prepared By and Return To:
Parker Poe Adams & Bernstein LLP (FMM)
620 South Tryon St., Suite 800
Charlotte, NC 28202

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/ Parcel Number/Tax Parcel:
SRE Tennessee 8, LLC Attention: Vice President, Corporate Development 4401 Colwick Road Charlotte, NC 28211	Same	09315008000 09315008100 09315008200 09315008300 (Map 93-15, Parcels 80, 81, 82, and 83)

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Darren Metz (as to his undivided 80% interest), Alex Brandon (as to his undivided 10% interest), and Joe White (as to his undivided 10% interest), each a Tennessee resident (collectively, "**Grantor**"), each has bargained and sold, and hereby transfers and conveys, to SRE Tennessee 8, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, the approximately 0.98 acres located at 15, 17, 19, and 21 Lindsley Avenue, Nashville, Tennessee 37210, bearing Davidson County tax parcel numbers 09315008000, 09315008100, 09315008200, and 09315008300, as more particularly described on the attached Exhibit A ("**Property**").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

The Property is conveyed subject to the matters described on the attached Exhibit B, but it is not the intent of Grantor to impose or re-impose any such matters upon the Property which are not currently enforceable.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee, its successors and assigns, forever the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed as of July 1, 2020.

GRANTOR:

Darren Metz

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Darren Metz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this JULY 26, 2020.

Notary Public
Print Name: TIFFANY B WILSON
My Commission Expires: 03-08-2021
[Notary Stamp or Seal]

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Alex Brandon

State of Tennessee)
County of Shelby)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Alex Brandon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this June 29, 2020.

Notary Public
Print Name: Mark E. Beutelschies
My Commission Expires:
[Notary Stamp or Seal]

MARK E BEUTELSCHIES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JULY 01, 2023

GRANTOR:

Joe White

State of TN)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joe White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6/26, 2020.

ASHLEY D. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 07, 2023

Notary Public
Print Name: Ashley Stratton
My Commission Expires: 3/7/23
[Notary Stamp or Seal]

State of North Carolina

County of Mecklenburg

The actual consideration for this transfer or value of property transferred (whichever is greater) is $6,600,000.00.

SRE Tennessee 8, LLC,
a Tennessee limited liability company

By: _____
John E. Russ III, Vice President

Sworn to and subscribed before me this June 26, 2020.

Leah Lashley Lanier
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires August 31, 2022

Leah Lashley Lanier
Notary Public
Print Name: Leah Lashley Lanier
My Commission Expires: 8/31/22
[Notary Stamp or Seal]

Exhibit A

Lying and being in Nashville, Davidson County, Tennessee and described as follows:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, 60 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, NORTH 58 DEG 54 MIN 52 SEC EAST, 257.53 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH RAPE AND SEXUAL ABUSE CENTER, AS OF RECORD IN DEED BOOK 10585, PAGE 938, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE WITH THE WESTERLY PROPERTY LINE OF RAPE AND SEXUAL ABUSE CENTER, SOUTH 30 DEG 37 MIN 52 SEC EAST, 157.26 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE 40;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, SOUTH 63 DEG 28 MIN 14 SEC WEST, 160.42 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 31 DEG 29 MIN 35 SEC EAST, 43.65 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 59 DEG 00 MIN 38 SEC WEST, 96.19 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 WITH THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, NORTH 31 DEG 14 MIN 11 SEC WEST, 188.00 FEET TO THE POINT OF BEGINNING, CONTAINING 42,312 SQUARE FEET (0.97 ACRES MORE OR LESS).

THE ABOVE DESCRIPTION WAS PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1512, BASED UPON AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 80, 81, 82, AND 83, MAP 93-15, DATED MAY 18, 2006, BEARING JOB NUMBER 05365ALT MHC.

BEING THE SAME PROPERTY CONVEYED TO NOVAJAD, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM DAVID W. TURNER, OF RECORD IN INSTRUMENT NO. 200607030079367, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Back Deed Reference: Quitclaim Deed from Novajad L.P., a Tennessee limited partnership, to Grantor recorded November 26, 2019 in Instrument Number 20191126-0122480 in the Register's Office of Davidson County, Tennessee.

Exhibit B

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.

2. Matters shown on the ALTA/NSPS Land Title Survey of the Property prepared by Nicholas L. Mansfield (#2991) of Survey Matters dated November 3, 2019 with a plat date of November 23, 2019, last revised January 22, 2020, and designated as Project Number 19-152 ("**Survey**").

3. Matters shown on the Plan of record in Plat Book U, Pages 212 and 213, Register's Office for Davidson County, Tennessee. ("**Registry**")

4. Easement Agreement recorded in Book 10274, Page 782 in the Registry, as shown on the Survey.

5. 3M Media Lease Renewal Agreement recorded in Book 10274, Page 796 in the Registry, as shown on the Survey.

6. First Amendment to Lease Renewal and Easement Agreement recorded in Instrument Number 20060620-0073448 in the Registry, as re-recorded in Instrument Number 20060627-076898, as shown on the Survey.

Tennessee Certification of Electronic Document

I, Heather A. Greathouse (Signer's Name), 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 document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Shannon Ashley Farrell (Notary's Name), a notary public for this county and state, Heather A. Greathouse (Signer's Name), 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: February 16, 2021

NOTARY'S SEAL

SHANNON ASHLEY FARRELL
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

(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).

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