Karen Johnson Davidson County
Batch# 476170 DEEDWARRSP
09/15/2020 01:46:30 PM 7 pgs
Fees: $38.00 Taxes: $43,475.00
20200915-0105250

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Old Franklin Road, LLC 2934 Sidco Drive, #140 Nashville, Tennessee 37204 Attention: Joseph Moore	Map/Par. 174-00-0-197.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 all of which are hereby acknowledged, American General Life Insurance Company, a Texas Insurance Company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Old Franklin Road, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2910 Old Franklin Road, Antioch, Tennessee 37013.

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

Grantor covenants with the Grantee that Grantor the Property is free from all encumbrances, made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ELEVEN MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($11,750,000.00).

Affiant:

Subscribed and sworn to before me this 13 day of September, 2020.

Notary Public
My Commission Expires: 8/15/24

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 9th day of September, 2020, to be effective as of September 15, 2020.

GRANTOR:

AMERICAN GENERAL LIFE INSURANCE COMPANY, a Texas Insurance Company

By: _____
Name: Julie Cotton-Hearne
Its: Secretary

By: _____
Name: Christopher Hobson
Its: Authorized Signatory

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, _____, a Notary Public in and for the State and County aforesaid, personally appeared Julie Cotton-Hearne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Julie Cotton-Hearne being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by herself as such Secretary.

WITNESS my hand and seal at office in _____, _____, this the ___ day of September, 2020.

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, DAVID EDWARD MCMANUS, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Hobson 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 Authorized Signatory of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Christopher Hobson being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by himself as such Authorized Signatory.

WITNESS my hand and seal at office in CALABASAS, CALIFORNIA, this the 9TH day of September, 2020.

David Edward McManus
Notary Public

DAVID EDWARD MCMANUS
Notary Public - California
Los Angeles County
Commission # 2313653
My Comm. Expires Dec 22, 2023

My Commission Expires: 12/22/23

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 11 day of September, 2020, to be effective as of Sept 15, 2020.

GRANTOR:

AMERICAN GENERAL LIFE INSURANCE COMPANY, a Texas Insurance Company

By: Julie Cotton-Hearne
Name: Julie Cotton-Hearne
Its: Secretary

By: _____
Name: Christopher Hobson
Its: Authorized Signatory

STATE OF Texas.)
COUNTY OF Harris)

Before me, the undersigned, Julie Cotton Hearne a Notary Public in and for the State and County aforesaid, personally appeared Julie Cotton-Hearne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of American General Life Insurance Company the within named bargainor, a Texas Insurance Company, and that as such Julie Cotton-Hearne being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the American General Life Insurance Company by herself as such Secretary.

WITNESS my hand and seal at office in Houston, TX, this the 11th day of September, 2020.

Marjorie Danielle Washington
Notary Public
State of Texas
My Comm. Exp. 01/02/23
Notary ID 12843877-9

M. Washington
Notary Public

My Commission Expires: 01/02/2023

EXHIBIT A

LEGAL DESCRIPTION

A tract of land lying in Nashville, Davidson County, Tennessee, being shown on that certain subdivision plat for American General Realty Investment Corporation of record in Plat Book 9700, Page 392, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of R. Scot Cherry (RLS #1512) dated April 15, 1997 as follows:

Commencing at a point at the intersection of the southerly right-of-way line of CSX Transportation Railroad and the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road S 38° 50' 18" W, 383.66 feet to the point of beginning;

Thence leaving the easterly right-of-way line of Old Franklin Road with a severance line through the property of American General Realty Investment Corporation as of record in Deed Book 8601, Page 976, at the Register's Office for Davidson County, Tennessee S 51° 09' 42" E, 957.09 feet to a point;

Thence S 38° 50' 18" W, 440.00 feet to a point;

Thence N 60° 29' 09" W, 477.46 feet to a point;

Thence N 59° 22' 30" W, 336.67 feet to a point;

Thence N 65° 15' 02" W, 234.07 feet to a point in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road N 63° 01' 58" E, 6.84 feet to an existing iron rod;

Thence with a curve to the left, with an arc length of 343.71 feet, the center angle of which is 24° 11' 41", the radius of which is 813.94 feet, the chord of which is N 50° 56' 08" E, 341.16 feet to a point;

Thence N. 38° 50' 18" E, 282.60 feet to the point of beginning, containing 502,789 square feet (11.543 acres more or less).

Being the same property conveyed to American General Life & Accident Insurance Co., by deed from American General Realty Investment corporation of record in Book 10435, Page 757, American General Life Insurance company, a Tennessee corporation merged into American General Life Insurance Company, a Texas corporation as evidenced by Acknowledgement of Merger of record in Instrument Number: 20121207-0113120, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

LIST OF PERMITTED ENCUMBRANCES

1. All matters as set forth per the Plat of record in Plat Book 9700, Page 392, Register's Office for Davidson County, Tennessee. The Plat specifically indicates the existence of a 20' sewer, public utilities and drainage easement.

2. Rights of American General Life Insurance Company, a Texas Insurance Company, as licensee only, without right of first refusal or purchase options as set forth in that certain License Agreement dated September 15, 2020, by and between licensee and Old Franklin Road, LLC, a Tennessee limited liability company, as owner.

3. All matters shown on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, RLS # 2048, of Cherry Land Surveying Inc. dated March 6, 2020 and last revised August 24, 2020.

4. County of Davidson real property taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

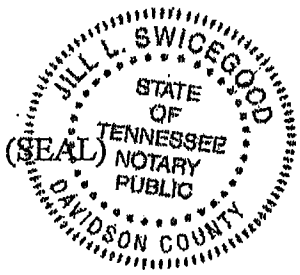
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022