Karen Johnson Davidson County
Batch# 478523 DEEDWARRSP
09/18/2020 11:34:30 AM 9 pgs
Fees: $48.00 Taxes: $56,425.00
20200918-0107184

THIS INSTRUMENT PREPARED BY AND RETURN TO:
A. J. Block, Jr., Esq.
Fine and Block
2060 Mt. Paran Road, NW
Atlanta, Georgia 30327

STATE OF GEORGIA
COUNTY OF FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,250,000.000,

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF SEPTEMBER, 2020.

Notary Public

CAROLINE M BRUMBELOE NOTARY PUBLIC FULTON COUNTY, GEORGIA

My Commission Expires:

Caroline M. Brumbeloe
Notary Public, Fulton County, Georgia
My Commission Expires November 14, 2023

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Boron – Tennessee LLC	SAME	108-2.00
(NAME)	(NAME)	
2060 Mount Paran Rd, Suite 101		147-107
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30327		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PNF – NASHVILLE, LLC**, a Delaware limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **BORON–TENNESSEE LLC**, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is property located at 565 and 580 Royal Parkway, Nashville, Tennessee.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. The Grantor covenants with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IT IS UNDERSTOOD AND AGREED THAT THE PROPERTY IS BEING SOLD AND CONVEYED HEREUNDER "AS IS, WHERE IS" AND WITH ANY AND ALL FAULTS AND LATENT AND PATENT DEFECTS WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY BY GRANTOR.

Witness our/my hand(s) as of the 17 day of September, 2020.

PNF – NASHVILLE, LLC
By: PARK 'N FLY, LLC, a Delaware limited liability company, Manager and sole member

By: _____
Anthony L. Paalz, President and CEO

STATE OF GEORGIA

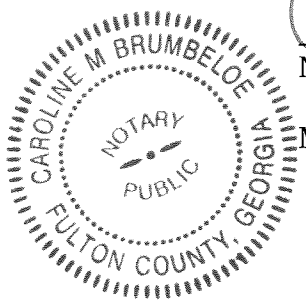
COUNTY OF FULTON

Before me,, a Notary Public in and for the County and State aforesaid, personally appeared Anthony L. Paalz, 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 president and CEO of Park 'N Fly, LLC, a Delaware limited liability company, the manager and sole member of PNF – Nashville, LLC, a Delaware limited liability company and that he as such offer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as president and CEO..

Witness my hand and official seal at office this 15 day of September, 2020.

Caroline M. Brumbeloe

Notary Public



My Commission Expires:

Caroline M. Brumbeloe
Notary Public, Fulton County, Georgia
My Commission Expires November 14, 2023

EXHIBIT A

LEGAL DESCRIPTION

TRACT I

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL A ON THE PLAN OF REVISION OF PLAT, LOT NO. 1, ROYAL PARK BUSINESS CENTER OF RECORD IN INSTRUMENT NO. 20040812-0097516. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 4 AS SHOWN ON THE PLAN OF "RESUBDIVISION OF LOT 3, ANDERSON PROPERTIES LAND" AS OF RECORD IN PLAT BOOK 7900, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE

1. LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY, AND WITH THE WESTERLY PROPERTY LINE OF SAID LOT 4, SOUTH 08 DEGREES 42 MINUTES 06 SECONDS WEST, 199.86 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION AS OF RECORD IN PLAT BOOK 2900, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY BOUNDARY LINE OF LARKWOOD SUBDIVISION, IN PART, NORTH 82 DEGREES 19 MINUTES 36 SECONDS WEST, 248.42 FEET TO A PLANTED STONE (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE PLAN OF "REVISION OF PLAT LOT NO. 1 ROYAL PARK BUSINESS CENTER" AS OF RECORD IN INSTRUMENT NO. 20040812-0097516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:
3. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 1, NORTH 26 DEGREES 04 MINUTES 08 SECONDS EAST. 213.54 FEET TO AN IRON ROD (FOUND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY; THENCE,
4. WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTWARDLY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1174.17 FEET, A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 30 SECONDS, FOR AN ARC LENGTH OF 63.36 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 26 MINUTES 35 SECONDS EAST, 63.35 FEET; THENCE,
5. SOUTH 81 DEGREES 59 MINUTES 12 SECONDS EAST, 121.30 FEET TO THE POINT OF BEGINNING.

TRACT I CONTAINS 43,498 SQUARE FEET OR 0.999 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 2, 2014, LAST REVISED JULY 7, 2014, JOB NUMBER 2013-141.

TRACT II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NO. 1 ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL PARKWAY (FORMERLY ELSPETH DRIVE), A 80-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAT OF "W.B. WIGGINS, JR. SUBDIVISION" AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: SAID IRON ROD BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT, THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, NORTH 80 DEGREES, 13 MINUTES 15 SECONDS WEST, 403.48 FEET TO AN IRON ROD (FOUND); THENCE,
2. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1007.50 FEET, A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 15 SECONDS, FOR AN ARC LENGTH OF 429.42 FEET TO A P.K. NAIL (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE AS OF RECORD IN BOOK 5944, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 00 MINUTES 37 SECONDS WEST 426.18 FEET; THENCE,
3. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL PARKWAY, AND WITH THE EASTERLY PROPERTY LINE OF UNITED STATES POSTAL SERVICE, NORTH 08 DEGREES 22 MINUTES 09 SECONDS EAST, 1107.48 FEET TO AN EXISTING POST IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO VIRGINIA SUE HUDSON AS OF RECORD IN INSTRUMENT NO. 20060713-0084165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID HUDSON, IN PART, NORTH 86 DEGREES 48 MINUTES 41 SECOND EAST, 17.93 FEET TO AN IRON ROD (FOUND); THENCE,
5. NORTH 03 DEGREES 32 MINUTES 07 SECONDS EAST, 29.06 FEET TO AN IRON ROD (FOUND); THENCE,
6. NORTH 86 DEGREES 47 MINUTES 54 SECONDS EAST, 287.52 FEET TO AN IRON ROD (FOUND) IN THE WEST PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE PLAT OF "RESUBDIVISION OF THOMAS NELSON DEVELOPMENT" AS OF RECORD IN INSTRUMENT NO. 20140206-0010660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY AND SOUTHERLY PROPERTY LINES OF SAID LOT NO. 2 THOMAS NELSON DEVELOPMENT, SOUTH 05 DEGREES 44 MINUTES 11 SECONDS WEST, 400.77 FEET TO AN IRON ROD (NEW); THENCE,
8. SOUTH 81 DEGREES 38 MINUTES 12 SECONDS EAST, 243.43 FEET TO AN IRON ROD (NEW); THENCE,
9. SOUTH 08 DEGREES 13 MINUTES 56 SECONDS WEST, 137.71 FEET TO AN IRON ROD (NEW); THENCE,
10. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 37.21 FEET, A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 32.08 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 22 MINUTES 48 SECONDS EAST, 31.09 FEET; THENCE,
11. SOUTH 46 DEGREES 54 MINUTES 18 SECONDS EAST, 22.26 FEET TO AN IRON ROD (NEW); THENCE,
12. SOUTH 62 DEGREES 09 MINUTES 10 SECONDS EAST, 12.78 FEET TO AN IRON ROD (NEW); THENCE,
13. SOUTH 81 DEGREES 43 MINUTES 39 SECONDS EAST, 15.97 FEET TO AN IRON ROD (NEW); THENCE,
14. SOUTH 08 DEGREES 16 MINUTES 21 SECONDS WEST, 340.00 FEET TO AN IRON ROD (NEW); THENCE,
15. SOUTH 81 DEGREES 17 MINUTES 41 SECONDS EAST, 195.82 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED LOT NO. 1, W.B. WIGGINS, JR. SUBDIVISION AS OF RECORD IN PLAT BOOK 7900, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
16. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 1. W.B. WIGGINS, JR. SUBDIVISION, IN PART, SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST, 385.78 FEET TO THE POINT OF BEGINNING.

TRACT II CONTAINS 722,257 SQUARE FEET OR 16.581 ACRES, MORE OR LESS, ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF LOT NO. 1 AND PARCEL "A" - THOMAS NELSON, INC., 565 AND 580 ROYAL PARKWAY, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. PREPARED BY JAMES TERRY & ASSOCIATES, JULY 2, 2014, LAST REVISED JULY 7, 2014,
JOB NUMBER 2013141.

TOGETHER WITH ALL EASEMENTS UNDER AND BY VIRTUE OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN UNITED STATES POSTAL SERVICE AND THOMAS NELSON, INC., UNDATED, FILED FEBRUARY 21, 1992, RECORDED IN BOOK 8555, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED BY ADDENDUM TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THOMAS NELSON, INC. AND UNITED STATES POSTAL SERVICE, DATED MAY , 1992, FILED AUGUST 19, 1992, RECORDED IN BOOK 8706, PAGE
66, AFORESAID RECORDS.

Being the same property conveyed to Park 'N Fly, Inc., a Delaware corporation, by Special Warranty Deed of record in Instrument No. 20170216-0015924, in the Register's Office of Davidson County, Tennessee. The said Park 'N Fly, Inc. is now known as Park 'N Fly, LLC, a Delaware limited liability company, pursuant to Certificate of Conversion filed with the Delaware Secretary of State's Office.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 1900371CTN, dated April 15, 2019.

Being the same property conveyed to PNF-Nashville, LLC by deed of record in Instrument No. 20190624-0060643, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Liens

1. Property taxes for 2020 and subsequent years which are a lien but which are not yet due and payable.
2. Terms and Conditions contained in Reciprocal Easement Agreement of record in Book 8555, page 427, registers Office for Davidson County, Tennessee, as amended by Addendum to Reciprocal Easement Agreement of record in Book 8706, page 66, in said Register's Office. AS TO TRACT 2
3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 600, aforesaid records. AS TO TRACT 2
4. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5328, page 608, aforesaid records. AS TO TRACT 2
5. Following matters as shown on Plan of record as Instrument No. 20140206-0010660, aforesaid records: AS TO TRACT 2
   a. Building Encroachment Easement
   b. 20 foot Public Utility Drainage Easement
   c. 15 foot Public Utility Drainage Easement
   d. Access Easement
   e. Storm Water Detention Areas
   f. 30 foot NES Easement
   g. Reciprocal Easement Agreement along the westerly boundary of Tract 2, as shown on the survey prepared by Crow-Wheeler and Associates, dated March 20, 2019
   h. Storm Sewers and/or Sanitary Sewer Easement crossing the southeasterly portion of tract 2, as shown on the survey prepared by Crow-Wheeler and Associates, dated March 20, 2019
6. Following matters as shown on Plan of record as Instrument No. 20040812-0097516, aforesaid records: AS TO TRACT 1
   a. 20 foot Public Utility Drainage Easement
   b. Note that the land is not an individual building site and is to be used for detention purpose only
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Royal Park Business Center of record in Book 9734, Page 922, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. AS TO TRACT
8. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5328, Page 612, in the Register's Office for Davidson County, Tennessee. AS TO TRACT
9. Stormwater Maintenance Agreement recorded as Instrument No. 20140114-0003663. AS TO TRACT 2
10. Declaration of Access, Drainage and Temporary Construction by and between 565 Royal Parkway LLC, a Georgia limited liability company and HarperCollins Christian Publishing, Inc. formerly Thomas Nelson, Inc., a Tennessee corporation filed for record on July 21, 2014 at Instrument No. 201407210064455, Register's Office for Davidson County, Tennessee.
11. Term Loan Agreement dated as of July 21, 2019 between PNF and Atlantic Capital Bank, N.A. as evidenced by the records by that certain Deed of Trust, Security Agreement and Fixture Filing by PNF for the benefit of Lender dated as of June 21, 2019 and filed for record as Instrument No, 20190624-0060644 with the Register's Office of Davidson

County, Tennessee, as amended and restated by Amended and Restated Deed of Trust, Security Agreement and Fixture filing dated as of the same date and recorded simultaneously.

12. Assignment of Leases and Rents by and between PNF – Nashville, LLC, debtor, and Atlantic Capital Bank, N.A., Assignee, of record as Instrument No. 2019-0624-0060645, as further amended and restated by Amended and Restated Assignment of Leases and rents dated as of the same date and recorded simultaneously;

13. UCC Financing Statement naming PNF -Nashville, LLC, Debtor, and Atlantic Capital Bank, N.A., Secured Party, of record as Instrument No. 20190624-0060646, Register's Office for Davidson County TN.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

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

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202009180107184