Karen Johnson Davidson County
Batch# 494165 DEEDWARRSP
10/13/2020 09:21:30 AM 5 pgs
Fees: $28.00 Taxes: $14,522.50
20201013-0118637

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,925,000.00.

Affiant

Subscribed and sworn to me on October ____, 2020.

NOTARY PUBLIC

My commission expires: 03 08 2022

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2022

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33481

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Due West Partners, LLC 4303 Gallatin Pike, Ste. 103 Nashville TN 37216	SAME	05106006000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FPE Investments, LP, a Tennessee Limited Partnership **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Due West Partners, LLC, a Tennessee Limited Liability Company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly 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 201606080058131, 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.

Described according to a survey prepared by Jason J. Stivers, TN Registered Surveyor's No. 2219, Stivers Land Surveying, dated June 7,2020, last updated September 14, 2020, and designated Job No. 20-033.

Being the same property conveyed to FPE Investments, LP, a Tennessee Limited Partnership by Deed from Due West Towers, LLC, a Delaware limited liability company, of record in Instrument No. 20200626-0069035, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities, and other matters of record as of the date hereof applicable to this property.

This property is also known as unimproved property located at 620 West Due West Avenue, Madison, TN 37115.

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 does covenant 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 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 or through 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.

WITNESS my hand on October 6, 2020.

FPE Investments, LP,
a Tennessee Limited Partnership

BY: _____
William B. Plunkett

TITLE: General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, William B. Plunkett, 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 General Partner of FPE Investments, L.P., a Tennessee Limited Partnership, the within named bargainor, and that he as such General Partner being authorized so to do executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on October 6, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022