This instrument prepared by and after recording return to:

Double click to edit

Susan E. I
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032

Karen Johnson Davidson County
Batch# 502985 DEEDWARRSP
10/29/2020 09:03:30 AM 8 pgs
Fees: $43.00 Taxes: $11,100.00
20201029-0125562

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
One Pedcor Square 770 3rd Avenue, SW Carmel, IN 46032	One Pedcor Square 770 3rd Avenue, SW Carmel, IN 46032	060-00-0-039.00 060-00-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, M2B2 PARTNERS, a Tennessee general partnership, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY, a Wyoming limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of ~~July~~ October, 2020, but is effective as of the 26th day of ~~July~~ October, 2020.

GRANTOR:

M2B2 PARTNERS,
a Tennessee general partnership

By: _____
Name: Paul Bass
Title: Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paul Bass, Partner of M2B2 PARTNERS, a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Paul Bass, as such Partner.

Witness my hand and official seal this 15th day of July, 2020.

My Commission Expires:

3.25.24

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 23 day of ~~July~~ October, 2020.

NOTARY PUBLIC

My Commission Expires: 08-24-2024



Exhibit "A"

Legal Description of Property

LOT NUMBER 1:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 10229, PAGE 807, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 05 DEG 55 MIN 21 SEC EAST, 25.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MIKE RIPPETOE, AS OF RECORD IN DEED BOOK 7941, PAGE 8, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY PROPERTY LINE OF MIKE RIPPETOE SOUTH 82 DEG 45 MIN 20 SEC EAST, 201.21 FEET TO AN EXISTING IRON ROD; THENCE WITH THE EASTERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 07 DEG 28 MIN 25 SEC EAST, 99.97 FEET TO AN EXISTING IRON ROD; THENCE WITH THE NORTHERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 82 DEG 44 MIN 48 SEC WEST, 203.92 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE;
THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 05 DEG 55 MIN 21 SEC EAST 185.57 FEET TO AN IRON ROD SET;
THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 221.47 FEET, THE CENTRAL ANGLE OF WHICH IS 02 DEG 11 MIN 53 SEC, THE RADIUS OF WHICH IS 5773.17 FEET, THE CHORD OF WHICH IS NORTH 04 DEG 49 MIN 24 SEC EAST, 221.45 FEET TO AN IRON ROD SET; THENCE NORTH 03 DEG 43 MIN 28 SEC EAST, 112.81 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 3 OF SAID ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE SAME PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 3 SOUTH 86 DEG 07 MIN 48 SEC EAST, 427.52 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 145.58 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 175.30 FEET, THE CHORD OF WHICH IS SOUTH 62 DEG 46 MIN 27 SEC EAST, 141.43 FEET TO AN IRON ROD SET; THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 3 SOUTH 38 DEG 58 MIN 59 SEC EAST, 83.10 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 15.67 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 125.59 FEET, THE CHORD OF WHICH IS SOUTH 35 DEG 24 MIN 31 SEC EAST, 15.66 FEET TO AN IRON ROD SET; THENCE SOUTH 31 DEG 50 MIN 03 SEC EAST, 255.25 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 136.65 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 350.00 FEET, THE CHORD OF WHICH IS SOUTH 20 DEG 38 MIN 58 SEC EAST, 135.78 FEET TO AN IRON ROD SET; THENCE SOUTH 80 DEG 32 MIN 07 SEC WEST, 75.00 FEET TO AN IRON ROD SET; THENCE SOUTH 21 DEG 57

MIN 25 SEC WEST, 220.16 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT; THENCE WITH THE NORTHERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT NORTH 82 DEG 42 MIN 10 SEC WEST, 503.07 FEET TO AN EXISTING IRON ROD; THENCE NORTH 82 DEG 45 MIN 20 SEC WEST, 200.48 FEET TO THE POINT OF BEGINNING. CONTAINING 449,850 SQUARE FEET OR 10.327 ACRES MORE OR LESS.

LOT NUMBER 2:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, WIDTH VARIES; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 SOUTH 39 DEG 10 MIN 53 SEC EAST, 1478.21 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 3 OF THE SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING PART OF THE SAME PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 3 SOUTH 50 DEG 49 MIN 07 SEC WEST, 102.76 FEET TO AN IRON ROD SET; THENCE SOUTH 80 DEG 32 MIN 07 SEC WEST, 55.95 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 156.17 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 400 FEET, THE CHORD OF WHICH IS NORTH 20 DEG 38 MIN 58 SEC WEST, 155.18 FEET TO AN IRON ROD SET; THENCE NORTH 31 DEG 50 MIN 03 SEC WEST 255.25 FEET TO AN IRON ROD SET; THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 21.91 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH 175.59 FEET, THE CHORD OF WHICH IS NORTH 35 DEG 24 MIN 31 SEC WEST, 21.89 FEET TO AN IRON ROD SET; THENCE NORTH 38 DEG 58 MIN 59 SC WEST, 83.10 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 187.11 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 225.30 FEET, THE CHORD OF WHICH IS NORTH 62 DEG 46 MIN 27 SEC WEST, 181.77 FEET TO AN IRON ROD SET; THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 3 NORTH 86 DEG 07 MN 48 SEC WEST, 427.27 FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 03 DEG 43 MIN 28 SEC EAST, 664.86 FEET TO THE POINT OF BEGINNING, CONTAINING 261.895 SQUARE FEET OR 6.012 ACRES MORE OR LESS.

Being the same property conveyed to M2B2 Partners, a Tennessee general partnership, by deed of record in Instrument No. 20160114-0003792, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020, a lien not yet due and payable.

2. Terms and provisions of Lease Agreement by and between 225 Brick Church Venture, 7. a Tennessee joint venture, Lessor, and Geny Financial Services, Inc., Lessee, dated May 8, 1990, of record in Book 8105, Page 903, Register's Office for Davidson County, Tennessee; as shown on survey prepared by Steven C. Matthews, Tennessee Registered Land Surveyor No. 2352, for Dale & Associates, as Project No. 19112, dated December 4, 2019, last revised July 6, 2020 (the "Survey").

   Assignment and Assumption of Lease by and between The Geny Financial Services, Inc., Assignor and G.P. Properties, a Tennessee general partnership, Assignee, dated May 1, 1991, of record in Instrument No. 20050526-0059749, Register's Office for Davidson County, Tennessee

3. Assignment of Lease Agreement by and between Langhans Family Properties, LLC, a Tennessee limited liability company, Assignor and Small Family, LLC, a Tennessee limited liability company and Mid-South Press Corporation, a Tennessee corporation, Assignee, of record in Book 10818, page 726, Register's Office for Davidson County, Tennessee; as shown on the Survey.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage 11. in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9587, page 635 and Instrument No. 20050610-0066549, in the Register's Office for Davidson County, Tennessee; as shown on the Survey.

5. Grant of Water and Sewer Service Line Easements and Storm-Drainage Easements of record in Book 10818, page 692, in the Register's Office for Davidson County, Tennessee; as shown on the Survey.

6. Easement Agreement for ingress and egress and utilities of record in Book 10818, page 705, in the Register's Office for Davidson County, Tennessee; as shown on the Survey.

7. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 10818, page 719, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

8. Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20040219-0019361, in the Register's Office for Davidson County, Tennessee; as shown on the Survey.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120823-0075894, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

10. Rights of tenants, as tenants only, under terms and conditions of unrecorded leases.

11. Subject to the following matters shown on survey prepared by Steven C. Matthews, Tennessee Registered Land Surveyor No. 2352, for Dale & Associates, as Project No. 19112, dated December 4, 2019, last revised July 6, 2020 (the "Survey"):

    a. Encroachments for the wall and driveway located in the southwest corner of Lot 1
    b. the billboard signs located outside the easement area of Lot 2

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

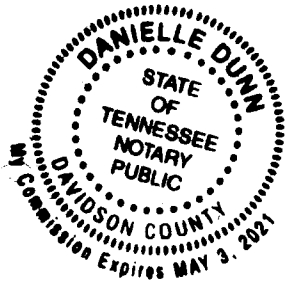
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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).

SA0241
00569731

202010290125562