1st

Karen Johnson Davidson County
Batch# 506242 DEEDWARRSP
10/30/2020 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $24,050.00
20201030-0127284

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Southerland Property Owner, LLC c/o Magnolia Investment Partners 10 Burton Hills Boulevard, Suite 220 Nashville, Tennessee 37215	060-14-0-026.01 and 060-14-0-039.00	Same Address as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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, **SOUTHERLAND BP LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **SOUTHERLAND PROPERTY OWNER, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

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

This is improved property located at 1944 and 1973 Southerland Drive, Nashville, Davidson County, Tennessee, 37207.

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

Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend fee simple title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Fidelity National Title Insurance Company
By: [signature]
Affiant

Subscribed and sworn to before me this 29 day of October, 2020.

[signature]
Notary Public
My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27 day of October, 2020.

GRANTOR:

SOUTHERLAND BP LLC, a Tennessee limited liability company

By: KJN Management Company, a Tennessee General Partnership, its manager

By: _____
Name: Samuel M. Fuchs
Title: Authorized Signatory

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 27 of October, 2020, before me personally appeared Samuel M. Fuchs, being by me duly sworn, did depose and say that he is the Authorized Signatory of KJN Management Company, the Manager of Southerland BP LLC, the limited liability company described in and which executed the above instrument, and that he executed this instrument in his capacity as Authorized Signatory and that he had the authority to do so.

_____
Notary Public in and for said County and State

State of IL
County of Cook

12-19-2020
My Commission Expires

KIEFER KRAUSE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 19, 2020

EXHIBIT A

PROPERTY

Tract 1: (06014002601)

Land located in Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly right-of-way line of Southerland Drive and the easterly margin of Brooklyn Avenue;

(1) Thence, with said margin of Brooklyn Avenue, North 05 deg 30 min 04 sec East, 662.87 feet to an iron rod;

(2) Thence, leaving said margin of Brooklyn Avenue, South 82 deg 40 min 09 sec East, 650.88 feet to an iron rod on the westerly right-of-way line of Southerland Drive;

(3) Thence, with said margin of Southerland Drive, South 06 deg 07 min 18 sec West, 499.12 feet to an iron rod;

(4) Thence, continuing with said margin and a curve to the right (having a central angle of 89 deg 55 min 50 sec, a radius of 130.00 feet, a tangent of 129.84 feet, and a chord bearing and distance of South 51 deg 16 min 54 sec East, 183.74 feet) a distance of 204.05 feet to an iron rod;

(5) Thence, continuing with said Southerland Drive, South 11 deg 25 min 56 sec West, 5.00 feet to an iron rod;

(6) Thence, continuing with said Southerland Drive, North 83 deg 06 min 18 sec West, 330.36 feet to an iron rod;

(7) Thence, continuing with said margin of Southerland Drive and a curve to the left (having a central angle of 14 deg 13 min 34 sec, a radius of 741.20 feet, a tangent of 92.49 feet, and a chord bearing and distance of South 89 deg 53 min 48 sec West, 183.56 feet) a distance of 184.04 feet to the point of beginning, containing 409,832 square feet (9.41 acres more or less).

Tract 2: (06014003900)

Being a tract of land lying in Nashville, Davidson County, Tennessee, also including Lots 60 through 72, part of Lot 59 and part of Rucker Avenue (closed-relocated and changed to Southerland Drive by Bill No. 081-520) as shown on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the 2nd Plan of Brooklyn of record in Plat Book 332, page 157 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing fence post on the easterly right-of-way line of Brooklyn Avenue, 45 feet in width, at a corner with Lot 37 on said 2nd Plan of Brooklyn;

Thence with the easterly right-of-way line of Brooklyn Avenue, North 05 deg 54 min 37 sec East, 317.28 feet to an iron rod set at the intersection with the southerly right-of-way line of Southerland Drive, 50 feet in width;

Thence with the southerly right-of-way line of Southerland Drive, width varies, for the following five calls:

1) With a curve to the right having a radius of 691.20 feet, a curve length of 178.93 feet and chord bearing and distance of North 89 deg 23 min 53 sec East, 178.43 feet to an iron rod set,

2) South 83 deg 11 min 10 sec East, 331.24 feet to an existing iron rod,

3) South 12 deg 05 min 17 sec West, 4.76 feet to an existing iron rod,

4) With a curve to the left having a radius of 190.00 feet, a curve length of 144.27 feet and a chord bearing and distance of North 74 deg 09 min 04 sec East, 140.83 feet to an existing concrete monument,

5) South 78 deg 44 min 33 sec East, 36.89 feet to an existing nail on the westerly right-of-way line of Interstate 65;

Thence with the westerly right-of-way line of Interstate 65 for the following three calls:

1) South 00 deg 09 min 39 sec East, 123.96 feet to an "X" chiseled on a rock,

2) South 06 deg 09 min 16 sec West, 177.29 feet to an existing nail,

3) South 10 deg 44 min 24 sec West, 67.92 feet to an existing nail;

Thence first with the northerly right-of-way line of Interstate 65, then with the northerly line of said Second Plan of Brooklyn and with the Zone Lot Division of John J. Rucker Subdivision of record in Plat Book 6250, page 651, North 84 deg 46 min 09 sec West, 682.17 feet to the point of beginning; containing 229,342 square feet or 5.265 acres more or less.

Being the same property conveyed to Southerland BP LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument Number 20150515-0044653, in the Register's Office for Davidson County, Tennessee. See also Special Warranty Deed of record in 20150515-0044652, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020 and subsequent years not yet due and payable.

2. Matters arising out of any act of Buyer or Buyer's Representatives.

3. Local state and federal laws, ordinances, rules and regulations, including but not limited to, zoning ordinances.

4. Right-of-way and easement to Bellsouth Telecommunications of record in Book 9633, page 250, Register's Office for Davidson County, Tennessee (as to Tract 1).

5. Memorandum and Notice of Lease Agreement by and between Henry H. Southerland and The Lamar Companies recorded in Instrument No. 20080222-017579, Register's Office for Davidson County, Tennessee, and assigned to Southerland Properties, LLC, a Tennessee limited liability company by Assignment of Leases recorded in Instrument No. 20150203-0009902, Register's Office for Davidson County, Tennessee, and Assignment and Assumption of Leases to Southerland BP LLC, a Tennessee limited liability company of record in 20150515-0044654, in the Register's Office for Davidson County, Tennessee (as to Tract 2).

6. Lack of access to controlled access highway (I-65) along Property boundary.

7. Memorandum of Lease by and between Southerland Properties, LLC and Southerland, Inc., a Tennessee corporation, of record in Instrument No. 20100519-0038805, Register's Office for Davidson County, Tennessee, and Assignment and Assumption of Leases to Southerland BP LLC, a Tennessee limited liability company of record in Instrument No. 20150515-0044654, in the Register's Office for Davidson County, Tennessee.

8. Title to that portion of the subject Property within the bounds of streets, roads or highways.

9. Rights of tenants in possession, as tenants only, under the rental or lease agreements, without purchase options or rights of first refusal.

10. The following as indicated on Survey No. 3735700, prepared by James M. Overfelt, TN RLS # 1634, of Barge Design Solutions, Inc. and dated September 18, 2020, last revised October 28, 2020:

    a. Overhead utilities crossing in various places.
    b. Fencing and gravel crossing in westerly line.
    c. Sanitary sewer crossing onto northerly line of Tract 2.
    d. Billboard on Tract 1.
    e. Billboard on Tract 2 crossing property line 2.3' into Southerland Boulevard R.O.W.
    f. Fencing crossing in northerly and westerly lines in Tract 2.
    g. Card reader is situated in the Southerland Boulevard Road R.O.W. on Tract 1.

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.

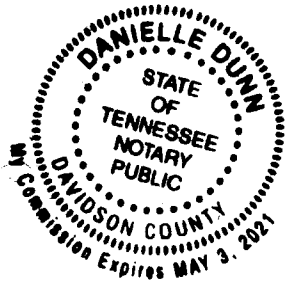
Teresa Beardsley
Signature

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).

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