Karen Johnson Davidson County
Batch# 728844 DEEDWARRSP
10/01/2021 11:31:30 AM 7 pgs
Fees: $38.00 Taxes: $21,830.00
20211001-0132344

FOR RECORDING PURPOSES ONLY

Title of Document:	SPECIAL WARRANTY DEED
Date of Document:	as of September 28, 2021
Grantor:	PMD BRANCH RE, LLC
Grantee:	PMUDO NASHVILLE, LLC
Tax Mailing address:	Rugby Holdings, LLC 1 Pillsbury Street, Unit 302 Concord, NH 03301 Attn: Drew Dickinson, President
Legal Description:	See Exhibit A
Map Parcel Nos.:	09513000400 and 09513002100
Prepared by:	Kyle Binns Lewis Rice LLC 1010 Walnut, Suite 500 Kansas City, MO 64106

Please return to:
Karen Keehler
First American Title
1201 Walnut, Suite 700
Kansas City, MO 64106
NCS-1065917-1-KCTY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28th day of September, 2021, between **PMD BRANCH RE, LLC,** a Missouri limited liability company ("Grantor"), having its tax mailing address at c/o Jon Lambert, 800 W. 56th Street, Kansas City, Missouri 64113, and **PMUDO NASHVILLE, LLC**, a Missouri limited liability company ("Grantee"), having its tax mailing addresses at 2600 Grand Boulevard, Suite 700, Kansas City, Missouri 64108 (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, has bargained and sold, and by these presents forever grants, sells and conveys unto Grantee and Grantee's successors and assigns, all of its right, title and interest in and to all buildings, structures and other improvements located on the land described on Exhibit A attached hereto (the "Property"), and all equipment, machinery and fixtures integral to the operation of such buildings, structures and improvements (collectively, the "Improvements") located on the Property and not owned by the Tenant (defined below).

TO HAVE AND TO HOLD said Property with all improvements thereon belonging unto Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons or parties claiming by, through or under Grantor but no other, subject to only those encumbrances set forth on Exhibit B hereto and all other matters which would be disclosed by an accurate survey and inspection of the Property; zoning laws; the lien of taxes and assessments for 2021 and all subsequent years, none now due and payable; and that certain Lease Agreement dated as of October 28, 2019 between Grantee (as assignee of Grantor), as landlord, and Rugby Holdings, LLC, as tenant (the "Tenant"), as may be amended, for the Property.

[Signature page follows.]

When Recorded Return To: K. Beehler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 1065917-1

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

PMD BRANCH RE, LLC

By: _____
Name: Jonathan Brent Lambert
Title: Authorized Person

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 27th day of September, 2021, before me, a Notary Public in and for said County and State, personally appeared **Jonathan Brent Lambert**, to me personally known to be the person described in and who executed the foregoing instrument, and who, being by me duly sworn, did say that he is the Authorized Person of PMD BRANCH RE, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company by authority of its sole member, and said person acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: 6-29-2024

TARA A. POST
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for CLAY County
My Commission Expires: 06/29/2024
ID. #15386563

_____
Signature of Notary Public in and for said County and State

Print Name: Tara A. Post

[SEAL]

Address of Grantee and
Send Tax Bills To:

PMUDO Nashville, LLC
c/o Kessinger/Hunter & Company, L.C.
2600 Grand Blvd., Suite 700
Kansas City, MO 64108

Map Parcel Number(s): 09513000400 and 09513002100

This is (**X**) improved (__) unimproved property known as: 700-710 Massman Drive, Nashville, Tennessee 37210.

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $5,900,000.

PMUDO NASHVILLE, LLC,
A Missouri limited liability company

By:_____
Patrick J. McGannon, Manager

Subscribed and sworn to before me this the 27th day of September, 2021.

_____
Notary Public Tara A. Post
My Commission Expires: 6-29-2024

(NOTARIAL SEAL)

TARA A. POST
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for CLAY County
My Commission Expires: 06/29/2024
ID. #15386563

EXHIBIT A
Legal Description

TRACT I:

LAND IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NUMBER 37, SHOWN ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK SECTION 30, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4595, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 37 IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT IN THE WESTERN MARGIN OF APPLETON DRIVE AT THE END OF THE RETURN OF THE INTERSECTION OF MASSMAN DRIVE AND APPLETON DRIVE; THENCE, WITH THE WESTERN MARGIN OF APPLETON DRIVE S 27 DEGREES 58' EAST, PASSING A CONCRETE MONUMENT AT 335.00 FT., A TOTAL DISTANCE OF 375.00 FT. TO A POINT IN THE CENTER OF L & N RAILROAD LEAD TRACK; THENCE, WITH SAID TRACK, S 62 DEGREES 02' WEST 329.72 FT. TO A POINT; THENCE, LEAVING SAID TRACK, N 27 DEGREES 58' WEST, PASSING A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE, N 62 DEGREES 02' EAST 279.72 FT. TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FT. A DISTANCE OF 78.54 FT. TO THE POINT OF BEGINNING.

TRACT II:

A PARCEL OF LAND IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MASSMAN DRIVE AND ON THE SOUTH BY AN L & N RAILROAD TRACK, BEING THE RESUBDIVISION OF LOT 24, SECTION 18, METROPOLITAN INDUSTRIAL PARK, AS OF RECORD IN BOOK 4470, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE, SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 359.72 FEET FROM THE CENTERLINE OF APPLETON DRIVE; THENCE SOUTH 27 DEG. 58 MIN 00 SEC. EAST PASSING A WITNESS IRON ROD AT 385.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO A POINT IN THE CENTERLINE OF AN L & N RAILROAD TRACK; THENCE, WITH SAID RAILROAD SOUTH 62 DEG. 02 MIN. 00 SEC. WEST 185.00 FEET TO A POINT, THENCE NORTH 27 DEG. 58 MIN. 00 SEC. WEST, PASSING A WITNESS IRON ROD AT 40.00 FEET, A TOTAL DISTANCE OF 425.00 FEET TO AN IRON ROD ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF MASSMAN DRIVE, NORTH 62 DEG. 02 MIN. 00 SEC. EAST 185.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PMD BRANCH RE LLC, A MISSOURI LIMITED LIABILITY COMPANY, BY DEED FROM WARREN BROTHERS SASH & DOOR CO. LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201807200070865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
Encumbrances

1. All matters shown on plat(s) of record in Book 4350, Page 56, Book 4470, Page 31 and Book 4595, Page 23, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Exceptions to Easement, by and between Sam Y. Harding and The Metropolitan Government of Nashville and Davidson County, and his successors and assigns, of record in Book 4513, Page 770, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Exceptions to Easement, by and between Warren Brothers Sash & Door Company and The Metropolitan Government of Nashville and Davidson County, and his successors and assigns, of record in Book 4895, Page 826, in the Register's Office of Davidson County, Tennessee.

4. Right of Way or Easement to Railroad, of record in Minute Book 1, page 499, Circuit Court Davidson County, Tennessee.

5. Rights of the Railroad Company to expand its right of way to its full charter width.

6. Terms and provisions of the unrecorded Lease with Rugby Holdings, LLC, dated October 28, 2019.

7. The following matters disclosed by an ALTA/NSPS survey made by Cherry Land Surveying, Inc. on August 6, 2021, designated Job No. 21085:

   A. Sanitary Sewer and Drainage Easement runs under the building;

   B. Overhead power lines encroach over the Westerly and Southerly boundary line, without the benefit of recorded easements; and

   C. Guy wires encroach over the Southerly boundary line, without the benefit of recorded easement.

True Copy Certification

I, Sheryl A. Snook, do hereby make oath that I am 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.

Sheryl A. Snook
Sheryl A. Snook
Signature

State of MO

County of Jackson

Personally appeared before me, Karen L. Keehler, a notary public for this county and state, Sheryl A. Snook who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L. Keehler
Karen L. Keehler
Notary's Signature

My Commission Expires: 9-07-2022

Notary Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: Sep. 07, 2022
Commission #14926782