Karen Johnson Davidson County
Batch# 773389 DEEDWARRSP
12/14/2021 10:23:50 AM 8 pgs
Fees: $43.00 Taxes: $11,100.00
20211214-0165112

This instrument prepared by and after recording return to:

Jonathan M. Rygg
Pedcor Investments, A Limited Liability Company
One Pedcor Square
770 3rd Avenue, SW
Carmel, IN 46032

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	Pedcor Investments-2020-CLXXVII, L.P. P.O. Box 574 Carmel, IN 46032-0574	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, PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY, a Wyoming limited liability company, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto PEDCOR INVESTMENTS-2020-CLXXVII, L.P., an Indiana limited partnership (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 8th day of December 2021, but is effective as of the 8th day of December 2021.

GRANTOR:

PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY,
a Wyoming limited liability company

By: _____
Jared M. Houser,
Executive Vice President

STATE OF INDIANA

COUNTY OF HAMILTON

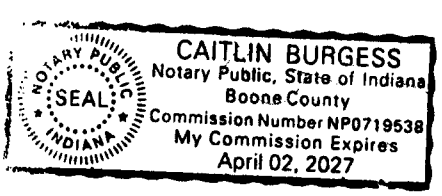
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jared M. Houser, Executive Vice President of Pedcor Investments, A Limited Liability Company, a Wyoming limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Executive Vice President executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such Executive Vice President.

Witness my hand and official seal this 29th day of November 2021.

My Commission Expires:

April 2, 2027

_____
Notary Public



STATE OF INDIANA

COUNTY OF HAMILTON

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 29th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: April 2, 2027

CAITLIN BURGESS
Notary Public, State of Indiana
Boone County
Commission Number NP0719538
My Commission Expires
April 02, 2027

Exhibit "A"

Legal Description of Property

PARCEL 1

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF 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:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EWING DRIVE AND BRICK CHURCH PIKE, THENCE IN A SOUTHERLY DIRECTION 2005+/- FEET TO AN IRON ROD FOUND, SET BY CEC, IN THE EASTERLY MARGIN OF BRICK CHURCH PIKE, AT THE NORTHWEST PROPERTY CORNER OF MIKE RIPPETOE, AS OF RECORD IN DEED BOOK 7941, PAGE 8, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE, NORTH 05 DEG 57 MIN 16 SEC EAST, 185.57 FEET TO AN IRON ROD FOUND, SET BY CEC;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 221.46 FEET, WITH A RADIUS OF 5773.17 FEET, WITH A CHORD BEARING OF NORTH 04 DEG 51 MIN 19 SEC EAST, 221.45 FEET TO AN IRON ROD FOUND, SET BY CEC;

THENCE, NORTH 03 DEG 45 MIN 23 SEC EAST, 112.81 FEET TO AN MAG-NAIL FOUND AT A CORNER COMMON WITH LOT 3 OF SAID ALTA/ASCM 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 C0UNTY, TENNESSEE;

THENCE, WITH THE SOUTHERLY AND WESTERLY PROPERTY LINE OF SAID LOT 3 FOR THE NEXT EIGHT (8) CALLS;

THENCE, SOUTH 86 DEG 05 MIN 53 SEC EAST, 427.52 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 145.58 FEET, WITH A RADIUS OF 175.30 FEET, WITH A CHORD BEARING OF SOUTH 62 DEG 44 MIN 32 SEC EAST, 141.43 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;
THENCE, SOUTH 38 DEG 57 MIN 04 SEC EAST, 83.10 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 15.67 FEET, WITH A RADIUS OF 125.59 FEET, WITH A CHORD BEARING OF SOUTH 35 DEG 22 MIN 36 SEC EAST, 15.66 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE, SOUTH 31 DEG 48 MIN 08 SEC EAST, 255.25 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 136.65 FEET, WITH A RADIUS OF 350.00 FEET, WITH A CHORD BEARING OF SOUTH 20 DEG 37 MIN 03 SEC EAST, 135.78 FEET TO AN IRON ROD FOUND SET BY CHERRY LAND SURVEYING, INC.;

THENCE, SOUTH 80 DEG 34 MIN 02 SEC WEST, 75.00 FEET TO A LEANING, 1/2" IRON ROD FOUND, HAVING NO CAP;

THENCE, SOUTH 21 DEG 59 MIN 20 SEC WEST 220.16 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC., 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 NORTHERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT NORTH 82 DEG 40 MIN 15 SEC WEST, 503.07 FEET TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, AT THE NEW DIVISION LINE;

THENCE WITH THE NEW DIVISION LINE NORTH 07°38'26" EAST, A DISTANCE OF 24.99 TO A 5/8" IRON ROD FOUND, HAVING NO CAP, TO THE SOUTHEAST CORNER OF MIKE RIPPETOE PROPERTY;

THENCE WITH THE EASTERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 07 DEC 30 MIN 20 SEC EAST, 99.97 FEET TO AN IRON ROD FOUND, SET BY CEC;

THENCE WITH THE NORTHERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 82 DEG 42 MIN 53 SEC WEST, 203.92 FEET TO THE POINT OF BEGINNING. CONTAINING 444827.21 SQUARE FEET OR 10.21 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY STEVEN C. MATTHEWS, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2352, ON SEPTEMBER 30, 2021, AND IS BASED ON SURVEY WORK CONDUCTED BY DALE AND ASSOCIATES ON DECEMBER 3, 2019, AND LAST FIELD WORK WAS UPDATE ON JUNE 26, 2020, UNDER PROJECT NUMBER 19112

BEING A PORTION OF THE PROPERTY CONVEYED TO PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM M2B2

PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, DATED OCTOBER 26, 2020, OF RECORD IN INSTRUMENT NUMBER 20201029-0125562, R.O.D.C., TN;

PARCEL 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:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF EWING DRIVE AND BRICK CHURCH PIKE, THENCE IN A SOUTHERLY DIRECTION 772+/- FEET TO AN IRON ROD FOUND, SET BY CEC, IN THE EASTERLY MARGIN OF BRICK CHURCH PIKE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, AT THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

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 08 MIN 58 SEC EAST, 1478.21 FEET TO AN 1/2" IRON ROD FOUND, HAVING A WHITE CAP 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;

WITH THE NORTHERLY AND WESTERLY PROPERTY LINE OF SAID LOT 3 FOR THE NEXT EIGHT (8) CALLS;

THENCE, SOUTH 50 DEG 51 MIN 02 SEC WEST, 102.76 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE, SOUTH 80 DEG 34 MIN 02 SEC WEST, 55.95 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 156.17 FEET, WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 20 DEG 37 MIN 03 SEC WEST, 155.18 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;
THENCE, NORTH 31 DEG 48 MIN 08 SEC WEST 255.25 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.90 FEET, WITH A RADIUS OF 175.59 FEET, WITH A CHORD BEARING OF NORTH 35 DEG 22 MIN 36 SEC WEST, 21.89 FEET TO A LEANING 1/2" IRON ROD FOUND, HAVING NO CAP;

THENCE, NORTH 38 DEG 57 MIN 04 SEC WEST, 83.10 FEET TO AN IRON ROD FOUND, SET BY CHERRY LAND SURVEYING, INC.;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 187.10 FEET, WITH A RADIUS OF 225.30 FEET, WITH A CHORD BEARING OF NORTH 62 DEG 44 MIN 32 SEC WEST 181.77 FEET TO AN IRON ROD FOUND, SET BY DELLE;

THENCE, WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 3 NORTH 86 DEG 05 MN 53 SEC WEST, 427.27 FEET TO AN IRON ROD FOUND, SET BY CEC, 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 45 MIN 23 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.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN SMALL FAMILY, LLC AND LANGHANS FAMILY PROPERTIES, LLC OF RECORD IN BOOK 10818, PAGE 705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS DESCRIPTION WAS PREPARED BY STEVEN C. MATTHEWS, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2352, ON SEPTEMBER 30, 2021, AND IS BASED ON SURVEY WORK CONDUCTED BY DALE AND ASSOCIATES ON DECEMBER 3, 2019, AND LAST FIELD WORK WAS UPDATE ON JUNE 26, 2020, UNDER PROJECT NUMBER 19112

BEING A PORTION OF THE PROPERTY CONVEYED TO PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM M2B2 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, DATED OCTOBER 26, 2020, OF RECORD IN INSTRUMENT NUMBER 20201029-0125562, R.O.D.C., TN.

PARCEL 3

TOGETHER WITH AN INGRESS/EGRESS EASEMENT AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN SMALL FAMILY, LLC AND LANGHANS FAMILY PROPERTIES, LLC OF RECORD IN BOOK 10818, PAGE 705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THE FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED ON NOVEMBER 30, 2020 AT INSTRUMENT NO. 20201130-0139025.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, a lien, now due and payable, but not yet delinquent.
2. Lease of record in Book 8105, Page 903, assignment and assumption of lease 20050526-0059749, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewer and or Storm Drainage of record in Book 9587, Page 635, in the Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Steven C. Matthews of Dale & Associates dated 11/15/2021 and designated Project No. 19112.
4. 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 prepared by Steven C. Matthews of Dale & Associates dated 11/15/2021 and designated Project No. 19112.
5. 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 amended by the First Amendment to Easement Agreement of record at Instrument No. 20201130-0139025, Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Steven C. Matthews of Dale & Associates dated 11/15/2021 and designated Project No. 19112.
6. Grant of Utility Line Easement to METRO of record in Book 10818, Page 719, in the Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Steven C. Matthews of Dale & Associates dated 11/15/2021 and designated Project No. 19112.
7. Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20040219-0019361, in the Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120823-0075894 and 20201203-0140233, in the Register's Office for Davidson County, Tennessee, as affected by Termination of Easements of record in Instrument No. 20211117-0153313, said Register's Office, as shown on the survey prepared by Steven C. Matthews of Dale & Associates dated 11/15/2021 and designated Project No. 19112.