Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-1H-22-131

Karen Johnson Davidson County
Batch# 891029 DEEDWARRSP
07/19/2022 03:44:43 PM 6 pgs
Fees: $33.00 Taxes: $14,060.00
20220719-0082882

This Instrument Prepared By:

Waller, Lansden, Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219
Attn: Jeffrey A. Calk, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
MetroCenter Rental LLC 131 French Landing Drive Nashville, TN 37228	Same
Map & Parcel No.: 034-05-0-127.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MPA Nashville MOB, LLC**, a Tennessee limited liability company having an address 913 Elmington Court, Brentwood, TN 37027 ("*Grantor*"), has bargained and sold and does hereby transfer and convey unto **MetroCenter Rental LLC**, a Tennessee limited liability company ("*Grantee*"), its successors and assigns, the certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows (the "*Property*"):

See **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 131 French Landing Drive, City of Nashville, County of Davidson, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the easements and other appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to those matters shown on **Exhibit B** attached hereto and incorporated herein fully by reference (the "*Permitted Exceptions*").

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS TO THE PROPERTY CONTAINED HEREIN, (A) GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, INCLUDING, WITHOUT LIMITATION, AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE COMPRISING ANY PORTIONS OF THE PROPERTY, THE CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS), INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING,

WITHOUT LIMITATION, IMPROVEMENTS) AND (B) GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS) IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS-IS, WHERE-IS" CONDITION.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of July, 2022.

MPA NASHVILLE MOB, LLC,
a Tennessee limited liability company

By: AL Title Partners, LLC, a Delaware limited liability company, its Sole Member

By: Andrew Parkes Grisham Jr.
Name: Andrew Parkes Grisham, Jr.
Title: Managing Member
Date of Signature: 7/15/2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15 day of Jul, 2022, before me appeared ANDREW PARKES GRISHAM, JR., to me personally known, who, being by me duly sworn, did say that he/she is the Managing Member of AL Title Partners, LLC, a Delaware limited liability company, which is the sole member of **MPA Nashville MOB, LLC**, a Tennessee limited liability company, and that the seal affixed to the within document is the seal of said limited liability company, and that the within document was signed and sealed on behalf of said limited liability company by authority of its Members, and said ANDREW PARKES GRISHAM, JR. acknowledged the within document to be the free act and deed of said limited liability company, and that he executed the same for the purpose therein stated.

WITNESS my hand and seal at office, on this the 15 day of Jul, 2022.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

AFFIANT

Subscribed and sworn to before me this 15 day of July, 2022.

NOTARY PUBLIC

My Commission Expires:
11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Legal Description

Being a parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot One, Tract 10A on the Plan of Resubdivision of Part of Block "E", Section 1 of Metro Center of record in Book 7900, page 389, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MPA Nashville MOB, LLC, a Tennessee limited liability company, by Quitclaim Deed from MPA MetroCenter, LLC, a Tennessee limited liability company, of record in Instrument No. 202102010014219, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 48 and Book 7900, Page 389, Register's Office for Davidson County, Tennessee.
3. Subject to Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County of recorded in Book 5499, Page 689, in Register's Office, Davidson County, Tennessee.
4. Subject to Sanitary Sewer and Force Main Easements of record in Book 3464, Page 302, Book 3347, Page 150, Book 2441, Page 273, and Book 3670, Page 471 in Register's Office, Davidson County, Tennessee.
5. Subject to Interceptor Sewer Easement of record in Book 2634, Page 124, in Register's Office, Davidson County, Tennessee.
6. Subject to Easement and Right of Way Agreement granted Nashville Gas Co. of record in Book 1450, Page 546 and 550, and in Book 3969, Page 831 in Register's Office, Davidson County, Tennessee.
7. Subject to various easements held by Colonial Pipeline Company for petroleum products pipeline including those of record Book 4873, Page 406, Book 3649, Page 94, and in Book 3644, Page 3, in Register's Office, Davidson County, Tennessee.
8. Subject to Restrictive Covenants contained in an instrument of record in Book 5242, Page 389, as modified in Book 5729, Page 787, in the Declaration of record in Book 7012, Page 61, in the Memorandum of Lease of record in Book 5225, Page 112 and Exclusive Covenant in Book 5225, Page 120, and in the Declaration of Agreements, Charges Assessments and Liens of record in Book 7487, Page 952, Declaration of Special Covenants and Restrictions in Book 8654, Page 893, all in Register's Office, Davidson County, Tennessee.
9. Subject to all matters shown on Development Plan MetroCenter dated March 27, 1978 and September 27, 1979, as revised, File No. 3554-01 and 7129, Barge, Waggoner, Sumner & Cannon, including various easements, transmit ions and power lines and Marquette Railroad.
10. Subject to all matters as shown on survey by Cherry Land Surveying, Inc. on October 6, 2014, and revised October 27, 2014, and bearing Job #14153.
11. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.