Karen Johnson Davidson County
Batch# 899809 DEEDWARRSP
08/05/2022 02:56:30 PM 6 pgs
Fees: $33.00 Taxes: $31,450.00
20220805-0089492

This Instrument Prepared By:

Burr & Forman, LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201
Attn: John F. Rogers, Jr., Esq.
Phone: (615) 724 – 3200

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
IMSRE, INC. c/o 6795 Calle de Linea San Diego, California 92154	Same
Map(s) & Parcel No(s).: 106-06-0-079.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **LaGrasse Holdings, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **IMSRE, Inc.**, a California corporation having an address as set forth above ("Grantee"), its successors and assigns, the certain lot, tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

As more particularly described on **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 1101 Menzler Road, Nashville, Tennessee 37210.

This conveyance is made subject to only those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon or thereunder and all rights associated therewith and all easements, appurtenances and hereditaments thereto belonging unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property and associated rights and interests, that Grantor has a good and lawful authority and right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said lot, tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of August, 2022.

LAGRASSE HOLDINGS, LLC,
a Tennessee limited liability company

By:_____
John V. LaGrasse, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie Merida, a Notary Public in and for the State and County aforesaid, personally appeared John V. LaGrasse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **LaGrasse Holdings, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office, on this the 4 day of August, 2022.

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP.

_____
Notary Public

My Commission Expires:
1-6-25

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $8,500,000.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 5 day of August, 2022.

NOTARY PUBLIC

My Commission Expires:
10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

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Exhibit A

Property Legal Description

Property located in Nashville, Davidson County, Tennessee, being Lot 5 on the Plan of Grayson Industrial Park of record in Plat Book 3842, Page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAGRASSE HOLDINGS, LLC, A Tennessee limited liability company, by deeds from Eagle USA Marketing Group Corporation, an Ohio corporation, dated December 22, 2014 of record as Instrument No. 20141229-0118544 and 20141229-0118545, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 106-06-0-079.00, not yet due and payable.

2. Matters, if any, shown on the Plan of record in Book 3842, page 131, Register's Office of Davidson County, Tennessee.

3. The following matters shown on the plat of survey by Christopher Blake Sexton, Tenn. RLS No. 2400, with Energy Land & Infrastructure, dated June 7, 2022, last revised August 3, 2022, and designated as Job No. 22-11-6021:

a) Location of overhead utility lines and guy wires;
b) Concrete block wall encroaches over Southeast property line;
c) Fence encroaches over Southeast property line;
d) Fence encroaches over North property line;
e) Fence encroaches over West property line;
f) 20' minimum rear setback line; and
g) 5' minimum street setback line.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 5, 2022

8/5/2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025