Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347
File No. TN251906198V

Karen Johnson Davidson County
Batch# 341459 **DEEDWARRSP**
01/10/2020 10:34:03 AM 5 pgs
Fees: $28.00 Taxes: $105,450.00

20200110-0003656

PREPARED BY, ~~AND UPON RECORDING RETURN TO~~:

Alston & Bird, LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, GA 30309-3424
Attn: Alison D. Waterson, Esq.

SPECIAL WARRANTY DEED

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Prefco Fourteen Limited Partnership c/o MetLife Real Estate One Alliance Center 3500 Lenox Road NE, Suite 1800 Atlanta, GA 30326	Prefco Fourteen Limited Partnership c/o MetLife Real Estate One Alliance Center 3500 Lenox Road NE, Suite 1800 Atlanta, GA 30326	093-06-2-007.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of all of which is hereby acknowledged **U.S. BANK NATIONAL ASSOCIATION**, as successor Trustee to Meridian Trust Company under that certain Remainder Trust Agreement dated as of November 15, 1994 and recorded in Book 9547, Page 396, Register's Office of Davidson County, Tennessee ("Grantor"), has, effective as of this 3rd day of January, 2020, bargained and sold, and does hereby transfer and convey unto **PREFCO FOURTEEN LIMITED PARTNERSHIP**, a Connecticut limited partnership ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its heirs successors and assigns, forever.

GRANTOR covenants and binds itself, and successors to warrant specially and forever defend the title to said real estate to Grantee, its heirs successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B attached hereto and made a part hereof), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

[Remainder of page intentionally left blank; Signature pages follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal, all as of the 3rd day of January, 2020.

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, as successor Trustee to Meridian Trust Company under that certain Remainder Trust Agreement dated as of November 15, 1994 and recorded in Book 9547, Page 396, Register's Office of Davidson County, Tennessee

By: _____
Name: Kevin Blanchard
Its: Assistant Vice President

STATE OF Massachusetts

COUNTY OF Essex

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin Blanchard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of **U.S. BANK NATIONAL ASSOCIATION**, as successor Trustee to Meridian Trust Company under that certain Remainder Trust Agreement dated as of November 15, 1994 and recorded in Book 9547, Page 396, Register's Office of Davidson County, Tennessee, the within named grantor, and that he/she executed the foregoing instrument for the purpose therein contained, by signing the name of the company in his/her capacity set forth above.

WITNESS my hand and seal, this 5th day of December, 2019.

_____
Notary Public

My Commission Expires:

July 16, 2021

JOAN M. CHUBB
MY COMMISSION EXPIRES JULY 16, 2021
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

STATE OF Georgia

COUNTY OF Fulton

The actual consideration or value (whichever is greater) for this transfer is $28,500,000.00.

Thomas Ryan

Affiant: Thomas Ryan, solely in his capacity as Authorized Signatory and Managing Director of MetLife Investment Management, LLC, investment manager of Metropolitan Tower Life Insurance Company, sole member of MTL Leasing, LLC, sole member of Prefco XIV Holdings LLC, general partner of Prefco Fourteen Limited Partnership

Subscribed and sworn to before me, this 27th day of November, 2019.

E L Schmidt

Notary Public

My Commission Expires:

10/11/2023

E L SCHMIDT
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Oct. 11, 2023

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, lying on the Southerly side of Commerce Street and extending from the Easterly side of Fourth Avenue North to the Westerly side of Third Avenue North, being a part of Lot No. 1 as shown on the Plan of First Revision, Portion of Tract 75A, Capitol Mall Redevelopment Project Plan as of record in Book 7900, Page 317, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the Southerly right-of-way line of Commerce Street and the Westerly right-of-way line of Third Avenue North;

Thence, with the Westerly right-of-way line of Third Avenue North, S 30°02'00" E, 332.26 feet to an iron pin at the Northerly right-of-way line of an alley;

Thence, with said Northerly right-of-way line, S 59°00'00" W, 159.09 feet to a point;

Thence, with said Northerly right-of-way line of an alley shown on the plan of South Central Bell Alley Dedication as of record in Book 6050, Page 539, R.O.D.C. the following calls:

N 75°02'00" W, 29.90 feet to a point;

S 59°58'00" W, 1.33 feet to a point;

N 30°02'00" W, 0.83 feet to a point;

S 59°58'00" W, 182.11 feet to a point in the Easterly right-of-way line of Fourth Avenue North;

Thence, with said Easterly right-of-way line, N 29°43'12" W, 313.34 feet to a point at the Southerly right-of-way line of Commerce Street;

Thence, with said Southerly right-of-way line, N 59°45'52" E, 180.14 feet to a point;

Thence, continuing with said right-of-way line, S 29°59'47" E, 1.91 feet to a point;

Thence, continuing with said right-of-way line, N 59°42'59" E, 181.83 feet to the Point of Beginning.

Being the same property conveyed to MERIDIAN TRUST COMPANY, TRUSTEE, a Pennsylvania trust company acting solely as trustee under that certain Remainder Trust Agreement dated as of November 15, 1994 between it and Ryman Remainder Limited Partnership, a Georgia limited partnership, by virtue of Special Warranty Deed (Remainder Estate) from BellSouth Telecommunications, Inc., a Georgia corporation dated November 15, 1994, recorded in Book 9547, Page 425, Register's Office of Davidson County, Tennessee (as to Remainderman).

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. All taxes for the fiscal year 2020 and subsequent years, not yet due and payable.

2. All matters appearing on Capital Mall Redevelopment Project Plan plat of survey recorded in Plat Book 7900, Page 317, Register's Office of Davidson County, Tennessee;

3. Covenants and obligations contained in Special Warranty Deed dated January 15, 1992, from The Metropolitan Development and Housing Agency, a public body and body corporate and politic, and Bellsouth Telecommunications, Inc., a Georgia corporation, and recorded on January 15, 1992, in Book 8529, Page 121; aforesaid records; and

4. Covenants running with the land of The Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project dated May 20, 1987, and recorded on December 10, 1987, in Book 7423, page 374, as amended by Book 8421, page 587, dated June 4, 1991, as amended by Book 9208, page 613, dated September 21, 1993, as affected by Ordinance No. BL 2002-1033, Ordinance Approving Amendment No. 6 dated April 2, 2002, and recorded on June 26,2002, as Instrument No. 20020626-0076795, as further affected by a Substitute Ordinance No. BL 2004-424 approving Amendment No. 7 dated November 22, 2004, and recorded on January 24, 2005, as Instrument No. 20050124-0008719, aforesaid records.