



Kenneth P. "Pete" Ezell Jr.

Shareholder

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Pete Ezell's clients include REITs, investment banking firms, developers, financial institutions, non-profit organizations and governmental units.

Mr. Ezell assists his clients in structuring, negotiating and completing complex commercial real estate transactions, including developments, sales and acquisitions, land assemblages, financings and leasing. He has significant experience with payment in-lieu-of tax transactions (PILOTs) and other economic development transactions.

Mr. Ezell also serves as bond counsel in conduit tax-exempt bond financings, including small issue bonds, qualified 501(c)(3) bonds and low and moderate income housing bonds.

Mr. Ezell has been a frequent lecturer at legal seminars and workshops.

Representative Matters

- Served as lender's counsel for a \$15 million loan to a governmental entity to finance improvements to sports stadiums.
- Served as purchaser's counsel for the acquisition of medical office buildings in the Minneapolis, Minnesota area.
- Served as bond counsel for the issuance of tax-exempt qualified 501(c)(3) bonds in the aggregate principal amount of \$100 million, the proceeds of which were loaned to a private university for the construction of new facilities.
- Served as bond counsel for the issuance of tax-exempt bonds in the principal amount of \$13,750,000 to finance the acquisition and rehabilitation of a low and moderate income housing facility.
- Represented a financial institution in the extension of a \$10 million revolving credit facility to a governmental entity to finance improvements to a sports facility.
- Represented a client in the sale of a portfolio of medical office buildings in Knoxville, Tennessee, with an aggregate value of approximately \$65 million.
- Represented a client in the acquisition of a portfolio of medical office buildings in Nashville, Tennessee with an aggregate value of approximately \$80 million.
- Represented a client in the acquisition of an orthopedic hospital and connected medical office building in Indianapolis, Indiana.
- Represented a client in the acquisition, leasing and subsequent sale of a 350,000-square-foot commercial office building in Brentwood, Tennessee.
- Assisted a client in the development and financing of a hotel/office/retail mixed use project in Nashville, Tennessee.
- Represented a manufacturer of cheese products in a payment in-lieu-of tax transaction for a \$200 million manufacturing facility.
- Served as bond counsel on behalf of a commercial real estate investment and development firm in the issuance of more than \$175 million in tax-exempt bonds to finance the development of a low- and moderate-income housing facilities.
- Represented a client in the \$55 million sale of a portfolio of medical office buildings.
- Represented a health care real estate investment trust in the \$23 million sale of a surgery center in Oregon.

- Represented a health care real estate investment trust in the acquisition of medical office buildings in Minneapolis, MN, with a transaction value of \$35 million.
- Represented a bank in the extension of \$25 million in loans to a municipal government to finance improvements to sports/entertainment facilities.



Professional Honors & Activities

- Fellow – American College of Real Estate Lawyers
- Board of Directors and Vice President – Working Group on Legal Opinions Foundation
- Listed in *Chambers USA: America's Leading Business Lawyers* in real estate since 2006
- Listed in *The Best Lawyers in America*® since 2007 in the areas of Real Estate Law, Public Finance Law, Land Use & Zoning Law, Economic Development, Commercial Finance, and Commercial Transactions/UCC Law
- Named the *Best Lawyers'* 2021 Nashville Economic Development Law "Lawyer of the Year"
- Named the *Best Lawyers'* 2020, 2018 and 2016 Nashville Commercial Transactions/UCC Law "Lawyer of the Year"
- Named the *Best Lawyers'* 2019, 2017 and 2014 Nashville Commercial Finance Law "Lawyer of the Year"
- Listed in *Mid-South Super Lawyers* since 2006; named among top 100 attorneys in Tennessee and top 50 Nashville attorneys
- Named "Best of the Bar," *Nashville Business Journal* (2004 – 2007, 2011 – 2013, 2015)
- Listed in *The International Who's Who of Real Estate Lawyers* (2013, 2020)
- Past Chair – Committee on Legal Opinions in Real Estate Transactions; Real Property, Probate and Trust Section of the American Bar Association
- Chair – Joint Committee on Legal Opinions, Tennessee Bar Association
- Past Chair – Attorney's Opinions Committee of the American College of Real Estate Lawyers
- Member – National Association of Bond Lawyers
- Member – Nashville, Tennessee and American Bar Associations
- Member – Tennessee Economic Development Council



Interests

- Board of Directors – Nashville Sports Council (Chairman, 2011 – 2013)
- Board of Directors – Middle Tennessee Council of the Boy Scouts of America
- Recipient – Silver Beaver Award from the Middle Tennessee Council of the Boy Scouts of America



Publications

- Co-Reporter – "Statement of Opinion Practices," 74 *The Business Lawyer* 801 (2019)
- Drafting Committee – "Uniform Commercial Code Opinions in Real Estate Finance Transactions," *Real Property, Trust and Estate Law Journal* (Fall 2018 – Winter 2019)
- Drafting Committee – "Local Counsel Opinion Letters in Real Estate Finance Transactions," *Real Property, Trust and Estate Law Journal* (Fall 2016)
- Drafting Committee – "The Real Estate Finance Opinion Report of 2012," *Real Property, Trust and Estate Law Journal* (Fall 2012)



Speaking Engagements

- "Nashville Real Estate Market Watch" (November 2017)
- "What's In Your Opinion," American College of Real Estate Lawyers, Naples, Florida (2013)
- "Annotated Real Estate Finance Opinion Workshop," American College of Real Estate Lawyers, Tucson, Arizona (2011)



Military Service

- Lieutenant, U.S. Navy Reserve (Active Duty 1972 – 1976)



Education

- Vanderbilt University, J.D., 1979
- National University, M.B.A., 1976
- University of the South, B.A., 1971



Admissions

- Tennessee, 1979