Bill Garrett Davidson County
Batch# 87265 DEEDWARRSP
05/01/2018 04:01:30 PM 6 pgs
Fees: $33.00 Taxes: $7,585.00
20180501-0041337

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
KIPP Nashville 123 Douglas Avenue Nashville, Tennessee 37207 Attention: Anika Baltimore	164-038.00 164-039.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BSM) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GRAND RESERVE NASHVILLE/ANTIOCH, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **KIPP NASHVILLE**, (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Additionally, the property includes a gravesite as shown on the survey prepared by Ryan W. Beasley, RLS No. 2821, L.I. Smith & Associates, Inc.

This is unimproved property located at 3655 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Claire Beebe
Affiant

Subscribed and sworn to before me this 1st day of May, 2018.

Laci Tanner
Notary Public
My Commission Expires: 2/27/2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

7/4137213.1

arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 30th day of April, 2018.

GRANTOR:

GRAND RESERVE NASHVILLE/ANTIOCH, LLC,
a Tennessee limited liability company

By: _____
Name: Juston Trimback
Title: Owner/Member

By: _____
Name: Steven W. Corbett
Title: Owner/Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, Yvette Lyn Meldrum, a Notary Public in and for the State and County aforesaid, personally appeared Juston Trimback, 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 Owner/Member of Grand Reserve Nashville/Antioch, LLC, the within named bargainor, and that as such Owner/Member, 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 Owner/Member.

WITNESS my hand and seal at office in Spring Hill, TN, this the 30th day of April, 2018.

_____
Notary Public
My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, Yvette Lyn Meldrum, a Notary Public in and for the State and County aforesaid, personally appeared Steven W. Corbett, 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 Owner/Member of Grand Reserve Nashville/Antioch, LLC, the within named bargainor, and that as such Owner/Member, 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 Owner/Member.

WITNESS my hand and seal at office in Spring Hill, TN, this the 30th day of April, 2018.

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020

_____
Notary Public
My Commission Expires: 7-11-2020

Exhibit A
Property

Tract I:

Land in lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point in the center of Murfreesboro Road at the northeasterly corner of the property conveyed to Nellie Gray Thompson, by deed from J. E. Thompson, of record in Book 4024, page 321, Register's Office for said county; thence with the center of said road South 45 degrees East 324 feet to a point which is the northwesterly corner of the property conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79, Register's Office for said County; thence with Yancey's northwesterly line, South 47 degrees West, 448 feet to a stake; thence continuing with Yancey's said line, South 47 ¾ West, 850 feet to a point; thence 4 degrees East 643 feet to a point; thence North 56 degrees East with Thompson's southeasterly line 827 feet to the point of beginning, containing 9 and 58/100 acres, more or less.

Being the same property conveyed to Grand Reserve Nashville/Antioch, LLC, a Tennessee limited liability company by deed of record in Instrument No. 201504090031341, in the Register's Office for Davidson County, Tennessee. See Affidavit of Scrivener's Error of record in Instrument No. 201504100031953, said Register's Office.

Tract II:

Parcel I

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, being part of the southwest part of the 136 acre tract, more or less, described according to a copy of a survey thereof made October 4, 1938, by John Wilkes, Civil Engineer, as follows: Beginning at a point in the center line of Murfreesboro Road, in the south line of original 136 acre tract; thence with the center line of said road North 45 ½ degrees, West 890 feet; thence leaving said road South 47 degrees West 448 feet to a stake; thence South 47 ¾ degrees, West 860 feet; thence South 4 degrees, West 164 feet to a stone; thence North 76 degrees, East 1695 feet to the point of beginning, containing 16 acres, more or less.

Included in the above but excluded therefrom is that portion of said land conveyed to Clayton O. Smith and wife, Lucile Smith by deed from Charles A. Yancey and wife, Elizabeth R. Yancey, of record in Book 4147, page 706 and as corrected in Book 4206, page 679, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967 by Steve Draper, not of record, as follows to wit:

Beginning at a point being the intersection of the southwesterly margin of Murfreesboro Pike and the southerly property line of the tract conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons, of record in Book 3316, page 79, in the Register's Office for Davidson County, Tennessee, running North

46° 36' West 329.11 feet to an iron pin; thence South 42° 30' West 430.4 feet to a point; thence South 75° 08' West 979 feet to a point; thence South 4° West 50 feet to a point; thence North 75° 08' East 1565 East to the point of beginning and containing 3.0 acres, more or less.

Parcel II

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee near Lavergne, Tennessee, described according to a survey thereof, made June 27, 1967 by Steve Draper, not of record, as follows to wit:

Beginning in the south line of the property conveyed to Charles A. Yancey by deed from Mr. Wilmuth Simmons, of record in Book 3316, page 79, in the Register's Office for Davidson County, Tennessee, at a point 571 feet westerly from the margin of Murfreesboro Road at an iron pin and running with said south line South 75° 08' West 994 feet to a point; thence North 4° East 50 feet to a point; thence North 75° 08 East 979 feet to a point; thence South 42° 30' West 47.6 feet to an iron pin; thence South 26° East 21.5 feet to the beginning, and containing 1.07 acres, more or less.

Being the same property conveyed to Grand Reserve Nashville/Antioch, LLC, a Tennessee limited liability company by deed of record in Instrument No. 201504090031342, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Real estate taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200702160019900, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 200702160019953, in the Register's Office for Davidson County, Tennessee.

4. Those specific matters as disclosed by that certain ALTA/NSPS survey made by Ryan W. Beasley, RLS No. 2821, L.I. Smith & Associates, Inc. on February 9, 2018, designated Project Number 180026, as follows:

    a. Fence inside and outside the northwesterly boundary of Tract I of the Land.
    b. Graveyard contained with Tract I of the Land.

5. Title to that portion of the Land contained within the bounds of a graveyard, with rights of maintenance and of ingress and egress thereto. (Tract I)

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

