Karen Johnson Davidson County
Batch# 212953 DEEDWARRSP
04/02/2019 11:51:30 AM 7 pgs
Fees: $38.00 Taxes: $2,923.00
20190402-0029766

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
2220 Gallatin Partners 1501 Franklin Road Brentwood, TN 37027	Same	02600017700

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 which are hereby acknowledged, CHM RIVERGATE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to 2220 GALLATIN PARTNERS, a Tennessee general partnership, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2220 Gallatin Pike North, Madison, TN 37115.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of March, 2019.

CHM RIVERGATE, LLC

By: _____
Name: Michael T. McGuffin
Title: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael T. McGuffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of CHM RIVERGATE, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 27 day of March, 2019.

_____
Notary Public

My Commission Expires:

3-7-23



STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $790,000.00.

Sworn to and subscribed before me this 29th day of March, 2019.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 1 SHOWN ON THE RESUBDIVISION OF LOT 1 OF PARTITION PLAT OF WAL-MART LIBERTY SUBDIVISION OF RECORD IN INSTRUMENT NO. 20160314-0024242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH THAT CERTAIN EASEMENT FOR ACCESS AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20131115-0118339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH RIGHTS UNDER THE ACCESS EASEMENT DATED AS OF MARCH 31, 2016 OF RECORD IN INSTRUMENT NO. 20160401-0031202 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH RIGHTS UNDER THE UTILITY EASEMENT AGREEMENT DATED AS OF MARCH 31, 2016 OF RECORD IN INSTRUMENT NO. 20160401-0031203 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHM RIVERGATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED MARCH 31, 2016 FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, RECORDED APRIL 1, 2016 IN INSTRUMENT NO. 20160401-0031201 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: **026 00 177.00**

Being a portion of the same property conveyed to CHM Rivergate, LLC, a Tennessee limited liability company from Wal-Mart Real Estate Business Trust, a Delaware statutory trust, in Instrument No. 20160401-0031201, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2019 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 201311150118339, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8275 Page 960, Register's Office of Davidson County, Tennessee.

4. Deed of Conveyance Easement of record in Book 8486, Page 366, Register's Office of Davidson County, Tennessee.

5. Stormwater Detention Agreement Easement of record in Book 8783 Page 193, Register's Office of Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 200706250075187, Register's Office of Davidson County, Tennessee.

7. Easement of record in Instrument No. 201309240100383, Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107344

9. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107385, Register's Office of Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107398, Register's Office of Davidson County, Tennessee.

11. Easement Agreement of record in Instrument No. 201312020122282, Register's Office of Davidson County, Tennessee.

12. Bus Route Easement, Bus Stop Shelter Easement and Maintenance Agreement of record in Instrument No. 201312090124706, Register's Office of Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 201403050018311, Register's Office of Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in instrument 201403050018325, Register's Office of Davidson County, Tennessee.

15. Restrictions set out in Deed of record in Instrument No. 20160401-0031201, Register's Office of Davidson County, Tennessee.

16. Declaration of Maintenance Covenants of record in Instrument No. 20160401-0031200, Register's Office of Davidson County, Tennessee.

17. Declaration of Easements, Covenants, and Restrictions of record in Instrument No. 20160401-0031204, Register's Office of Davidson County, Tennessee.

18. Rights of others in the Access Easement of record in Instrument No. 20160401-0031202, Register's Office of Davidson County, Tennessee.

19. Rights of others in the Utility Easement Agreement of record in Instrument No. 20160401-0031203, Register's Office of Davidson County, Tennessee.

20. All matters shown on Plat of record in Instrument No. 20160314-0024242, Register's Office of Davidson County, Tennessee.

21. Any facts an accurate survey and/or a personal inspection of the Property may disclose.

22. All laws, regulations and ordinances as to use, occupancy, subdivision or improvement of the Property.

23. All covenants, restrictions, easements and other matters of record.

True Copy Certification

I, Alan Petner, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CA

County of Orange

Personally appeared before me, Mindi R. Powers, a notary public for this county and state, Alan Petner 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: Jul 31, 2021
Notary' Seal (if on paper)

