This document was prepared by, and
after recording please return to:

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Karen Johnson Davidson County
Batch# 241240 DEEDWARRSP
06/11/2019 08:24:30 AM 7 pgs
Fees: $38.00 Taxes: $1,017.50
20190611-0055719

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 10, 2019, between D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company ("Grantor"), and DECORAMA HOMES LLC, a Tennessee limited liability company ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 20130725-0077372, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. However, this conveyance is made subject to those certain matters described on Schedule 2 attached hereto and made a part hereof.

[EXECUTIONS COMMENCE ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company

By: TPA Fund 1, LLC, a Georgia limited liability company, its sole member

By: TPA Investors 1, LLC, a Georgia limited liability company, its manager

By:_____(SEAL)
J. Bradford Smith, its manager

STATE OF GEORGIA
COUNTY OF FULTON

Before me, Stephanie Stobbe Graves, a Notary Public in and for the State and County aforesaid, personally appeared J. Bradford Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Manager of TPA Investors 1, LLC, a Georgia limited liability company, which is the Manager of TPA Fund 1, LLC, a Georgia limited liability company, which is the Manager of D3 Hickory Hollow, LLC, a Tennessee limited liability company, the within-named bargainor, that he/she in such capacity executed the foregoing instrument for and on behalf of the aforesaid limited liability company for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 6th day of June, 2019.

Notary Public

STEPHANIE STOBBE GRAVES
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 02, 2021

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SCHEDULE 1

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being known as Lot 3, as shown on the plan of Resubdivision (the "Resubdivision Plat") of Lot 1 and Lot 4, Section 7, Cloverleaf Estates, of record as Instrument Number 20160217-0015221, Register's Office for Davidson County, Tennessee ("RODC"), to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to D3 Hickory Hollow, LLC, by Target Corporation as of record in Instrument No. 2013072-50077372, RODC.

ALSO DESCRIBED AS:

Being land in Nashville, General Services District, Thirty-second Councilmanic District, Davidson County, Tennessee located south of Target Drive and east of Cane Ridge Road. Being a portion of property of D3 Hickory Hollow, LLC of record in Instrument No. 201307250077372, Register's Office of Davidson County, Tennessee, and being a portion of Lot 1, as sown on Final Plat, Second Revision of the Resubdivision of Lot 1 and Reserved Parcel "B", Section 7, Cloverleaf Estates, of record in Plat Book 9700, Page 779, R.O.D.C., being more particularly described as follows:

Beginning in the easterly right-of-way line of Cane Ridge Road at the most westerly northwest corner of Lot 1 of said plat:

THENCE, leaving said right-of-way line and with said Lot 1 the following calls:

With a curve return to the left an arc distance of 39.28 feet, said curve having a central angle of 90°00'54", a radius of 25.00 feet, a tangent of 25.01 feet and a chord of S 41°46'38" E, 35.36 feet,

S 86°46'38" E, 86.00 feet,

With a curve to the right an arc distance of 140.50 feet, said curve having a central angle of 23°00'00", a radius of 350.00 feet, a tangent of 71.21 feet and a chord of S 75°16'38" E, 139.56 feet,

S 63°46'38" E, 43.49 feet,
N 26°13'22" E, 67.02 feet to the southerly line of Lot 4, as shown on Section 4, Cloverleaf Estates, of record in Plat Book 4710, Page 149, R.O.D.C.,

THENCE, along said southerly line S 85°17'38" E, 171.00 feet to the southeasterly corner of said Lot 4:

THENCE, crossing the aforesaid Lot 1 with a severance line the following calls:

S 85°17'38" E, 75.10 feet,
S 03°28'50" W, 94.51 feet,
S 14°16'57" E, 55.55 feet,
S 10°12'25" E, 16.62 feet to the corner of an existing building,
Along the face of said building S 10°12'25" E, 83.29 feet to a corner of said building,
S 10°12'25" E, 77.58 feet,
S 79°47'35" W, 59.91 feet to the southeasterly corner of Lot 4, as shown on the Resubdivision Lot 1 & Reserved Parcel "B", Cloverleaf Estates, Section 7, of record in Plat Book 7900, Page 547, R.O.D.C.,

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THENCE, along the southerly line of said Lot 4, N 82°38'38" W, 228.58 feet to the southwesterly corner of said Lot 4:

THENCE, along the westerly line of said Lot 4, N 05°34'26" W, 205.21 feet to the southerly line of the aforesaid Lot 1:

THENCE, along the southerly line of said Lot 1 the following calls:

N 63°46'38" W, 77.84 feet,

With a curve to the left an arc distance of 120.43 feet, said curve having a central angle of 23°00'00", a radius of 300.00 feet, a tangent of 61.04 feet and a chord of N 75°16'38" W, 119.62 feet,

N 86°46'38" W, 85.44 feet,

With a curve to the left an arc distance of 40.44 feet to the easterly right-of-way line of Cane Ridge Road, said curve having a central angle of 92°40'19", a radius of 25.00 feet, a tangent of 26.19 feet and a chord of S 46°53'47" W, 36.17 feet,

THENCE, along the easterly right-of-way line of Cane Ridge Road the following calls:

With a curve to the right an arc distance of 25.16 feet, said curve having a central angle of 02°39'10", a radius of 543.39 feet, a tangent of 12.58 feet and a chord of N 01°53'47" E, 25.16 feet,

N 03°13'22" E, 76.01 feet to the Point of Beginning,

Containing 105,036 square feet, or 2.41 acres, more or less.

SCHEDULE 2

PERMITTED EXCEPTIONS

1. All matters shown on plat of record in Instrument No. 20160217-0015221, in the Register's Office of Davidson County, Tennessee.

2. All matters shown on Plat of record in Book 5200, Page 258 and Book 7900, Page 547, said Register's Office.

3. Restrictions on access to I-24 contained in Warranty Deed of record in Book 2857, Page 53, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7316, Page 62, said Register's Office.

5. Driveway Easement Agreement of record in Book 10971, Page 739, said Register's Office.

6. Driveway Easement Agreement of record in Book 11208, Page 810; as amended in Book 11281, Page 372, said Register's Office.

7. Driveway and Parking Easement Agreement of record in Book 11220, Page 107, said Register's Office.

8. Stormwater Detention Agreement of record in Instrument No. 20030218-0020838, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20030401-0042669, said Register's Office.

10. Declaration of Easements and Restrictions of record in Instrument No. 20151214-0125210, said Register's Office.

11. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

12. All matters that would be disclosed on a current, accurate and complete survey and inspection of the Property.

13. Deed of Conveyance from D3 Hickory Hollow, LLC, to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage.

RECORDING DATA ONLY

Property Address:
Cane Ridge Road
Antioch, Tennessee 37013

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
D3 Hickory Hollow, LLC
1776 Peachtree St. NW, Suite 100
Atlanta, Georgia 30309

Nader mikhail
Affiant

Tax Identification No.:
16300043000

SUBSCRIBED and SWORN TO before me this 10th day of June, 2019

Jodean M. King
Notary Public

6/21/2021
My Commission Expires

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:
Decorama Homes LLC
2832 Logan Street, Suite D
Nashville, Tennessee 37211

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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:

