Karen Johnson Davidson County
Batch# 280842 DEEDWARR
09/05/2019 09:38:41 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20190905-0089651

This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Valor Collegiate Academies 4527 Nolensville Road Nashville, TN 37211	Valor Collegiate Academies 4527 Nolensville Road Nashville, TN 37211	147-11-0-031.00 147-07-0-111.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mt. View, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Valor Collegiate Academies**, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE and to HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

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

2. Matters as would be disclosed by a current and accurate survey of the subject premises.

3. Matters disclosed in survey by Dale & Associates, dated September 7, 2005, Steven D. Delle, RLS 1710.

4. Matters as would be disclosed by a visible inspection of the Property.

5. Matters shown on the Plan of record in Book 9700, page 847, said Register's Office.

6. Surveyor's Certificate of Correction of record as Instrument No. 20010205-0010847, said Register's Office.

7. Agreement for Restrictive Covenants of record in Book 8887, page 56, said Register's Office.

8. Cross Access Easement of record as Instrument No. 20050916-0111556, said Register's Office.

9. Memorandum of Lease from to Infinity Outdoor of record as Instrument No. 20000508-0045877, said Register's Office.

10. Easement for Sanitary Sewers to Metropolitan Government of Nashville and Davidson County of record in Book 4435, page 74, said Register's Office.

11. Access Parking and Stormwater Detention and Drainage Agreement of record in Book 11368, page 575, said Register's Office.

12. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County of record in Book 11358, page 225, said Register's Office.

13. Storm Water Detention and Drainage Facilities Easement of record in Book 8886, page 984, said Register's Office.

14. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson county of record as Instrument No. 20051219-0151584, said Register's Office.

15. Boundary Line and Driveway Easement Agreement of record in Book 8886, page 977, said Register's Office.

16. Construction Easement and Agreement of record in Book 8886, page 971, said Register's Office.

17. Sewer Easement Agreement of record in Book 5584, page 120, said Register's Office.

18. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson of record in Book 8037, page 341, said Register's Office.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under the GRANTOR, but not otherwise.

Whenever used, the singular number shall include the plural, the plural of the singular and the use the any gender shall be applicable to all genders.

(signature on following page)

Witness GRANTOR's hand this 3rd day of September, 2019, having caused its name to be signed hereto by its duly authorized representative on said day and date.

Mt. View, LLC

By: _____
Homayoun Aminmadani, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Homayoun Aminmadani, 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 Chief Manager of Mt. View, LLC, the bargainor, a Tennessee limited liability company and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee this the 30th day of August, 2019.

_____
Notary Public

My Commission Expires: 3-9-2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

_____
Affiant

Sworn to and subscribed before me this 30th day of August, 2019.

_____
Notary Public
My Commission Expires: 3-9-2020

Exhibit A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Thompson Station, Section One, of record in Book 9700, page 847, and corrected by Surveyor's Certificate of Correction of record as Instrument No. 20010205-0010847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2

Land in the 27th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod situated in the intersection of the westerly margin of Nolensville Road, with the southerly margin of Bass Avenue; thence along said westerly margin of Nolensville Road, S 37 deg. 36' 45" E, a distance of 136.70 feet to an iron rod; thence, leaving said road, S 40 deg 50' 35" W, a distance of 23.62 feet to a point; thence, N 84 deg 54' 56" W, a distance of 132.84 feet loan iron rod; thence, N 03 deg. 42' 01" W, a distance of 117.84 feet to an iron rod; thence, S 87 deg 26' 32" E, a distance of 72.01 feet to the point of beginning and containing 13,745.614 square feet or 0.316 acres of land described according to a survey by Dale & Associates, dated September 7, 2005, Steven D. Delle, RLS 1710.

Being part of the same property conveyed to MT. VIEW, LLC, by deed from RANDALL L. THOMPSON AND SHARON SUE THOMPSON CROWELL AND A. EDSEL PLEMING AND MLDRED PAUNEE PLEMING THOMPSON, of record as Instrument No. 20050916-0111556, dated September 9, 2005, said Register's Office.

TOGETHER WITH the Cross Easements for Ingress/Egress and Parking as set forth in Plat Book 7900, page 505, Plat Book 7900, page 659, and Plat Book 9700, page 847, said Register's Office.