Karen Johnson Davidson County
Batch# 299935 DEEDWARR
10/11/2019 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20191011-0104525

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32464-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
900 Harpeth Valley, LLC ATTN: Armin V. Oskouei 900 Harpeth Valley Place Nashville, TN 37221	New Owner	12716003700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **C & O Properties, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **900 Harpeth Valley, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of the First Amendment of Lots 1 and 12, Final Plat of Harpeth Valley Office Park, of record in Instrument No. 20010409-0034502, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to C & O Properties by Warranty Deed dated May 29, 2012 from Bradshaw Ford Properties, a general partnership, of record in Instrument No. 20120530-0046479, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit, of record in Instrument No. 20131213-0126192, said Register's Office.
>
> Included in this conveyance are the beneficial rights set out in Dedication of Drainage Easement, of record in Instrument No. 20010724-0078184, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of October, 2019.

C & O Properties, a Tennessee general partnership

By: _____
Name: James A. Campbell
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Campbell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of C & O Properties, a Tennessee general partnership, the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

WITNESS my hand, at office, this 10th day of October, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

_____
Affiant

Subscribed and sworn to before me this
10th day of October, 2019.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 12716003700.

3. All Matters as shown on the Plan of Record in Instrument No. 20010409-0034502, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants for Harpeth Valley Office Park, of record in Book 11651 Page 501 and Bylaws appended thereto in Book 11651 Page 511, said Register's Office.

5. Articles of Incorporation of Harpeth Valley Office Park Service Association, Inc., of record in Book 11651 Page 497, said Register's Office.

6. Agreement for Dedication of Public Utilities Easement, of record in Book 9443 Page 941, said Register's Office.

7. Landscaping Contract between Metropolitan Government of Nashville, Davidson County and French River Development Company, LLC, of record in Instrument No. 200007100067844, said Register' Office.

8. Storm Water Detention Agreement, of record in Instrument No. 20010425-0040940, said Register's Office.

9. Dedication of Drainage Easement, of record in Instrument No. 20010724-0078184, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023