Karen Johnson Davidson County
Batch# 354717 DEEDWARR
02/07/2020 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $175,234.27
20200207-0014364

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ $47, 360, 613.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public

My commission expires:

Joyce L. Wickham
Notary Public-State of Indiana
Seal
Marion County. Commission #663685
My Commission Expires February 7, 2023

THIS INSTRUMENT PREPARED BY
David D. Thompson, Esq.
Herman & Kittle Properties, Inc.
500 E. 96th Street, Suite 300
Indianapolis, IN 46240

LIMITED WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SBDT Nashville, LLC, 418 Central DE LLC, Oakleigh CGC LLC, PCH Bay 1031 LLC	**New Owner**	**Map/Parcel: 164-00-0-180.00**
3562 Pin Hook Road		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

The Reserve at Oakleigh, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SBDT Nashville, LLC, a Delaware limited liability company having a 11 % undivided interest; 418 Central DE LLC, a Delaware limited liability company having a 2.4% undivided interest; Oakleigh CGC LLC, a Delaware limited liability company having a 53.1% undivided interest; and PCH Bay 1031 LLC, a Delaware limited liability company having a 33.5% undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A' attached hereto and incorporated herein by reference

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

Restrictions & Covenants for Stormwater Facilities & Systems of record in Instrument No. 20150105-0000515, Register's Office for DAVIDSON County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right-of-Way from Stephen Kozy to the Metropolitan Government of Nashville and Davidson County, recorded March 2, 2015 as Instrument No. 201504020029015, Register's Office for DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as 3562 Pin Hook Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5 day of February, 2020.

THE RESERVE AT OAKLEIGH, LLC,
a Tennessee limited liability company

By: _____
Jeffrey L. Kittle, Manager

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public of said County and State, Jeffrey L. Kittle, Manager of The Reserve at Oakleigh, LLC, a Tennessee limited liability company, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2020.

_____
Notary Public

My Commission Expires:_____

Joyce Blickhahn
Notary Public-State of Indiana
Seal
Marion County, Commission #663685
My Commission Expires February 7, 2023

RECORD & RETURN TO:
Daniel Buchinger, Esq.
Buchinger Law, PLLC
136B Cedarhurst Avenue, Suite 18
Cedarhurst, NY 11516

EXHIBIT "A"

LEGAL DESCRIPTION

The following tract or parcel of land situated in the County of Davidson, and the State of Tennessee, being more particularly described as follows:

Land situated in the 33rd Council District Nashville Davidson County Tennessee, being parcel 180 and 181 on Tax Map 164, being further described as Tract 1-A and Tract 1-B, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovedale Trace and Pinhook Road, Thence westerly 483.5 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod being the corner of the final plat of Section One Harvest Grove of record Instrument Number 20080726-0090037, also said rod being the southeast [erroneously described as southwest in prior deed recorded as Instrument No. 20180129-0009088] corner of Tract 1-A [erroneously described as Tract 1-B in prior deed recorded as Instrument No. 20180129-0009088] and the point of BEGINNING

With the margin of Pinhook Road for the next 7 calls.

THENCE, North 81 degrees 49 minutes 49 seconds West, a distance of 18.79 feet to an iron rod set;

THENCE with a curve turning to the right with an arc length of 14.15 feet with a radius of 198.32 feet with a chord bearing of North 79 degrees 47 minutes 09 seconds West, with a chord length of 14.15 feet to on iron rod set;

THENCE with a compound curve turning to the right with an arc length of 135.76 feet, with a radius of 36959.15 feet, with a chord bearing of North 77 degrees 38 minutes 10 seconds West, with a chord length of 135.76 feet to an iron rod set;

THENCE with a reverse curve turning to the left with an arc length of 15.48 feet, with a radio of 201.40 feet, with a chord bearing of North 79 degrees 43 minutes 59 seconds West with a chord length of 15.48 feet to on iron rod set;

THENCE with a reverse curve turning to the right with an arc length of 149.13 feet, with a radius of 40599.60 feet with a chord bearing of North 81 degrees 49 minutes 49 seconds West with a chord length of 149.13 feet to an iron rod set;

THENCE with a compound curve turning to the right with an arc length of 24.47 feet with a radius of 25.14 feet, with a chord bearing of South 70 degrees 17 minutes 01 second West with a chord length of 23.52 feet to an iron rod set;

THENCE, North 81 degrees 49 minutes 48 seconds West, a distance of 119.91 feet to an iron rod set also a common corner with Normandy II General Partnership of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee;

THENCE leaving the margin of Pinhook Road and with the line easterly line of Normandy North 08 degrees 32 minutes 48 seconds East, a distance of 2717.54 feet to an iron rod found at the common corner of Timber

Trails Townhomes, of record in Instrument Number 20170515-0047747 and Fawn Crossing, Section 6 of record in Instrument Number 20161215-0131494 in the Register's Office for Davidson County, Tennessee;

THENCE with the southerly line of Fawn Crossing South 81 degrees 36 minutes 39 seconds East, a distance of 180.79 feet to the corner of Fahim Eryon, of record in Instrument Number 20160617-0061412, in the Register's Office for Davidson County, Tennessee, for a total distances of 236.74 feet to an iron rod found leaning;

THENCE with the line of Eryon, South 81 degrees 30 minutes 52 seconds East, a distance of 237.03 feet to on iron rod found, said rod also being the northwest corner of said Section One Honest Grove:

With the westerly line of Section One of Section One Harvest Grove for the next three calls.

THENCE, South 08 degrees 45 minutes 53 seconds West, a distance of 555.73 feet to an iron rod set;

THENCE, South 08 degrees 30 minutes 44 seconds West, a distance of 1404.68 feet to an iron rod set;

THENCE, South 08 degrees 27 minutes 44 seconds West, a distance of 754.93 feet to the point of Beginning, containing 1,280,889.53 square feet, or 29.41 acres of land more or less, as described in a survey by Dale and Associates, under the supervision of Steven C. Matthews. TN RLS #2352, dated October 9, 2017, Project Number 13143.

Being the same premises that were conveyed to The Reserve at Oakleigh, LLC, a Tennessee limited liability company by deeds made by (a) Stephen J. Kozy, a married man and Charlene Kozy, spouse of Stephen J. Kozy, dated June 4, 2015 and recorded June 17, 2015 as Instrument No. 20150617-0057709; (b) Stephen J. Kozy, a married man and Charlene Kozy, spouse of Stephen J. Kozy, dated June 4, 2015 and recorded June 17, 2015 as Instrument No. 20150617-0057710; and (c) The Reserve at Oakleigh, LLC, a Tennessee limited liability company, dated January 26, 2018 and recorded January 29, 2018, in Instrument No. 20180129-0009088, in the Davidson County Register of Deeds.

Tennessee Certification of Electronic Document

I, Michelle Hunker, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Michelle Hunker
Signature

State of New York
County of New York

Personally appeared before me, Lia Capozzi, a notary public for this county and
Notary's Name

state, Michelle Hunker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lia Capozzi
Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).