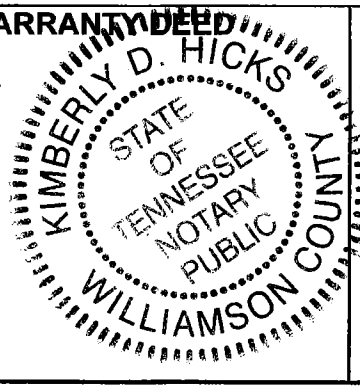
01288-46054B

SPECIAL WARRANTY DEED



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,735,917.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TOLL SOUTHEAST LP COMPANY, INC.	NEW OWNER	082050133.00 & 182050140.00
(NAME)	(NAME)	
250 Gabralter Rd.		
(ADDRESS)	(ADDRESS)	
Horsham, PA 19044		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 358205 DEEDWARRSP
02/13/2020 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $13,822.89
20200213-0016876

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thrive Van Buren LLC, a Georgia limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

PARCEL 1: Parcel ID#: 082-05-0-140.00 - 100 Van Buren Street

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 109, 110 & 111, of the Subdivision of the McGavock City Park, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Van Buren Street, and the westerly right-of-way line of First Avenue North;

Thence leaving the westerly right-of-way line of First Avenue North with the northerly right-of-way line of Van Buren Street, South 62 deg 33 min 14 sec West, 182.02 feet to an existing iron rod, at a corner common with the property of Cason Dickinson, as of record in Instrument Number: 20110714-0053878, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Van Buren Street, with the easterly property line of Cason Dickinson, North 27 deg 19 min 28 sec West, 156.14 feet to an existing iron rod at a corner common with the property of Roy Glenn Goodwin, Jr., as of record in Instrument Number: 20190321-0025899, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Roy Glenn Goodwin, Jr., North 62 deg 48 min 26 sec East, 182.94 feet to an existing iron rod in the easterly right-of-way line of First Avenue North;

Thence with the westerly right-of-way line of First Avenue North, South 26 deg 58 min 58 sec East, 155.33 feet to the POINT OF BEGINNING. Containing 28,419 square feet or 0.652 acres more or less.

PARCEL 2: Parcel ID#: 082-05-0-133.00 - 1500 2nd Avenue North

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 90, 91, 92 & a part of 93 of the Subdivision of the McGavock City Park, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Van Buren Street, and the easterly right-of-way line of Second Avenue North;

Thence leaving the northerly right-of-way line of Van Buren Street with the easterly right-of-way line of Second Avenue North, North 27 deg 19 min 28 sec West, 165.69 feet to an existing iron rod at a corner common with the property of Roy Glenn Goodwin, Jr., as of record in Instrument Number: 20190321-0025899, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly property line of Roy Glenn Goodwin, Jr., North 62 deg 48 min 57 sec East, 182.80 feet to an existing iron rod;

Thence with the westerly property line of Roy Glenn Goodwin, Jr., South. 27 deg 19 min 28 sec East, 166.15 feet to an existing iron rod in the northerly right-of-way line of Van Buren Street, at a corner common with the property of David W. Turner, as of record in Instrument Number: 20150102-0000366, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Van Buren Street; South 62 deg 57 min 34 sec West, 182.80 feet to the POINT OF BEGINNING. Containing 30,330 square feet or 0.696 acres more or less.

Being the same property conveyed to Thrive Van Buren LLC, a Georgia limited liability company by Warranty Deed dated 01/21/2020 from David W. Turner of record in Instrument 202001220007963, Register's Office for Davidson County, Tennessee. (Parcel 082-05-0-140.00)

Being the same property conveyed to Thrive Van Buren LLC, a Georgia limited liability company by Quit Claim Deed dated 01/21/2020 from David W. Turner of record in Instrument 202001220007964, Register's Office for Davidson County, Tennessee. (Parcel 082-05-0-140.00)

Being the same property conveyed to Thrive Van Buren LLC, a Georgia limited liability company by Warranty Deed dated 01/21/2020 from Cason A. Dickinson who is also known as Cason Dickinson of record in Instrument 202001220007965, Register's Office for Davidson County, Tennessee. (Parcel 082-05-0-133.00)

Being the same property conveyed to Thrive Van Buren LLC, a Georgia limited liability company by Quit Claim Deed dated 01/21/2020 from Cason A. Dickinson who is also known as Cason Dickinson of record in Instrument 202001220007966, Register's Office for Davidson County, Tennessee. (Parcel 082-05-0-133.00)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on plat of record in Plat Book 57, Page 101, Register's Office for Davidson County, Tennessee.
Easements set forth in Deeds of record in Book 1149, Page 448 and Instrument 200112200140526, Register's Office for Davidson County, Tennessee. (Parcel 082-05-0-133.00)
Matters set forth in Metro Ordinance BL2007-7, Metro Clerk's Office for Davidson County, Tennessee.
Matters set forth in Metro Ordinance BL2014-923, Metro Clerk's Office for Davidson County, Tennessee.
Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 82-5, Parcel 140, prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated May 28, 2014.
Rights of Sunbelt Rentals, Inc., under an unrecorded lease dated July 30, 2012, between Cason A. Dickinson and Trench Safety and Supply, Inc., as amended and assumed.
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.
All matters shown on the ALTA/NSPS Land Title Survey conducted by Michael H. Charette, R.L.S. # 2048, Cherry Land Surveying, Inc., dated January 17, 2020.

unimproved ☐

This is improved ☑ property, known as 100 Van Buren St. & 1500 2nd Ave. N, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 12th day of February, 2020.

Thrive Van Buren LLC.
a Georgia limited liability company

By: Christopher A. Rudd
Its: Manager

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Christopher A. Rudd, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved her/himself to be the Manager : of Thrive Van Buren LLC, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2020.

NEIL STEVEN MORRISON NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA Jan. 18, 2022

Notary Public
My commission expires:

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

202002130016876

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

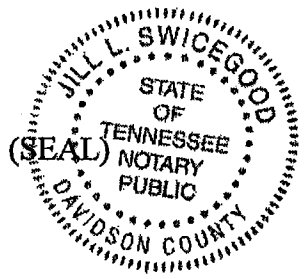
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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