01288-46054

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,595,049.00

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	09102027000; 09102025900
(NAME)	(NAME)	
250 Gibralter Rd.		
(ADDRESS)	(ADDRESS)	
Horsham, PA 19044		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 California, LLC, a Delaware 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:

TRACT 1:
Land situated in the 20th Council District of Davidson County, Nashville, Tennessee, being a portion of the closed streets and alleyways in Metro council bills, BL54-345, BL085-081 & BL2008-261 and all of the odd lots 1601-1623 in block 57, on the plan of West Nashville Tennessee, as of record in Plat Book 57, page 175, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN.) and is more particularly described as follows:

Commencing at the approximate centerline of California Avenue and 60th avenue north thence in a easterly direction 250.3+/- feet to iron rod set on the northerly margin of California Avenue, at the southeast property corner of Elbert R. Faulkner of record in Deed Book 5770, Page 421, R.O.D.C. TN. and Renaissance Stone Cutting, LLC, of recorded in Instrument Number 20111118-0090677, R.O.D.C. TN.;

thence leaving said margin with common line, North 02°00'03" West, a distance of 198.51 feet to an iron rod set at the northeast property corner of Nashville Food Project, Inc., of record in Instrument Number 20170126-0008574, R.O.D.C., TN.;

thence with said line, North 02°06'10" West, a distance of 63.85 feet to an iron rod set at approximate Tennessee State Plane Coordinate location of, N:667,965.49, E:1,715,145.75, and being the Point of Beginning of herein described land.

thence with said line, North 01°55'33" West, a distance of 119.49 feet an iron rod set on the easterly margin of 60th Avenue North;

Karen Johnson Davidson County
Batch# 358230 DEEDWARRSP
02/14/2020 08:00:30 AM 5 pgs
Fees: $28.00 Taxes: $31,801.68
20200214-0016898

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thence with said margin, North 33°51'05" East, a distance of 6.19 feet to an 1/2" iron rod found set by DBS at the southwest corner of southwest corner of Jeffery N. Kinman, of record in instrument number 20190125-0007264, R.O.D.C., TN

thence with said line, North 87°59'12" East a distance of 22.25 feet an iron rod set;

thence continuing with said line, North 87°59'12" East, a distance of 109.71 feet an iron rod set at the southwest corner of Jeffery N. Kinman, of record in instrument number 20130806-0082530, R.O.D.C., TN;

thence continuing with said line, North 87°59'12" East, a distance of 209.42 feet to an 1/2" iron rod found set by DBS on the westerly margin of 57th Avenue North;

thence with the westerly margin, South 01°55'33" East, a distance of 202.50 feet to an 5/8" iron rod found without a cap at the northeast property corner of Renaissance Stone Cutting, LLC, of record in instrument number 20111118-0090677, R.O.D.C., TN.;

With said line for the next (6) six calls;
thence, South 87°59'12" West, a distance of 110.00 feet to an iron rod set;
thence, South 01°59'48" East, a distance of 25.00 feet to an leaning 5/8" iron rod found with no cap;
thence, South 87°59'12" West, a distance of 125.00 feet to an iron rod set;
thence, North 02°00'48" West, a distance of 103.00 feet to an iron rod set;
thence, South 87°59'12" West, a distance of 86.04 feet to an iron rod set;
thence, South 87°59'12" West, a distance of 23.83 feet to the point of beginning of herein described land, having an area of 64403.21 square feet or 1.478 acres of land more or less;

The survey work was completed by Dale and Associates on December 7, 2018 and last inspected on March 11, 2019. This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 12, 2019 under project number 17176.

TRACT 2:
Land situated in the 20th Council District of Davidson County, Nashville, Tennessee, being a portion of the closed streets and alleyways in Metro council bills, BL54-345, BL085-081 & BL2008-261 and all of the odd lots 1601-1615 & part of lots 1617-1623 in block 52 and all of the even lots 1602-1624 in block 56, on the plan of West Nashville Tennessee, as of record in Plat Book 57, page 175, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN.) and is more particularly described as follows:

Commencing at the approximate centerline of California Avenue and 60th avenue north thence in a easterly direction 250.3+/- feet to iron rod set on the northerly margin of California Avenue, at the southeast property corner of Elbert R. Faulkner of record in Deed Book 5770, Page 421, R.O.D.C. TN., at approximate Tennessee State Plane Coordinate location of, N:667,703.30, E:1,715,155.02, and being the point of herein described land;

thence leaving said margin with Faulkner's easterly line, North 02°00'03" West, a distance of 198.51 feet to an iron rod set at the northeast property corner of Nashville Food Project, Inc., of record in Instrument Number 20170126-0008574, R.O.D.C., TN.;

thence with said line, North 02°06'10" West, a distance of 63.85 feet to an iron rod set at the southwest property corner of Renaissance Stone Cutting, LLC, of record in instrument number 20170519-0050133, R.O.D.C., TN.;

With said line for the next (6) six calls;
thence, North 87°59'12" East, a distance of 23.83 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 86.04 feet to an iron rod set;
thence, South 02°00'48" East, a distance of 103.00 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 125.00 feet to an, leaning 5/8" iron rod found without a cap;
thence, North 01°59'48" West, a distance of 25.00 feet to an iron rod set;
thence, North 87°59'12" East, a distance of 110.00 feet to an 5/8" iron rod found without a cap, on the westerly margin of 57th avenue north;

thence with said margin, South 01°59'48" East, a distance of 365.00 feet to an, leaning 5/8" iron rod found without a cap on the northerly margin of California Avenue;

with the margin of California Avenue for the next (3) three calls;
thence, South 87°59'12" West, a distance of 222.38 feet to an leaning 5/8" iron rod found without a cap;
thence, North 32°49'38" West, a distance of 190.15 feet to a railroad spike found;
thence, North 57°12'11" West, a distance of 30.37 feet to the point of beginning of herein described land, having an area of 119034.49 square feet or 2.733 acres of land more or less;

The survey work was completed by Dale and Associates on December 7, 2018 and last inspected on March 11, 2019. This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 12, 2019 under project number 17176.

INCLUDED in the above descriptions and INCLUDED with this conveyance is all of that property, including but not limited to all Units, Open Spaces, Common Elements and Private Elements, on the plan of EDISON PARK NASHVILLE, a Townhouse Planned Unit Development (a Horizontal Property Regime), established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20190508-0043217, as amended in Instrument No. 20190524-0049673, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to THRIVE California, LLC, a Delaware limited liability company by Warranty Deed dated 03/14/2018 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 201903150023913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THRIVE California, LLC, a Delaware limited liability company by Quit Claim Deed dated 03/14/2019 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 201903150023914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Protective Covenants, Conditions and Restrictions for Edison Park Nashville of record in Instrument 201905080043217, as amended of record in Instrument 201905240049673, Register's Office for Davidson County, Tennessee.
Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201907110067539, Register's Office for Davidson County, Tennessee.
Easements set forth in Ordinances 54-345, 85-801 and BL2008-261, filed in the Metropolitan County Clerk's Office for Davidson County, Tennessee.
The following matters only as reflected the Survey prepared by Steven C. Matthews, TN RLS #2352, Dale and Associates, 517 Heather Place, Nashville, TN 37204, dated 01/17/2019 and designated as project no. 17176: a. fence meanders into right-of-way for 57th Avenue along the easterly boundary, as to TRACTS 1 & 2; b. parking encroaches right-of-way for California Avenue, as to TRACT 1; c. fence encroaches right-of-way for California Avenue near the southerly boundary, as to TRACT 1 d. parking encroaches adjoiner along a southwesterly boundary, as to TRACT 1 e. paving encroaches the sanitary easement at the southeasterly corner of the existing building, as to TRACT 1; and, f. fence encroaches adjoiner near the westerly boundary, as to TRACT 1.
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☑

This is improved ☐ property, known as 5700 California Ave. & 1611 57th 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 California, LLC,
a Delaware limited liability company

By: Christopher A. Rudd
Its: Manager

STATE OF Georgia
COUNTY OF Fulton

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 California, 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 12th day of February, 2020.

Notary Public
My commission expires:

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

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

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.

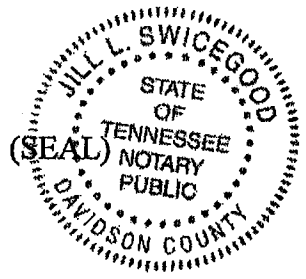
Attorney or Custodian

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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