Karen Johnson Davidson County
Batch# 419382 DEEDWARRSP
06/18/2020 02:31:30 PM 7 pgs
Fees: $38.00 Taxes: $5,920.00
20200618-0064553

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Kimbro Brothers Equities | | 171-00-0-004.00 |
| 1740 Ed Temple Boulevard | New Owner | |
| Nashville, TN 37208 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRENTWOOD BOARDWALK**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **KIMBRO BROTHERS EQUITIES**, a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures owned by Grantor located thereon.

This is improved property known as 8000 Brooks Chapel Road, Brentwood, Tennessee 37027.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the property in fee simple and Grantor has a good right to convey the property.

Grantor further covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of the 15th day of June, 2020.

**BRENTWOOD BOARDWALK**, a Tennessee general partnership

By: Ann D. Thornton
ANN D. THORNTON, Administrative General Partner and General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ANN D. THORNTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrative General Partner and General Partner of BRENTWOOD BOARDWALK, the within named bargainor, a Tennessee general partnership, and that she, as such Administrative General Partner and such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of Brentwood Boardwalk by herself as Administrative General Partner and as General Partner.

WITNESS my hand, at office, this 9th day of June, 2020.

NOTARY PUBLIC

My Commission Expires:
3/8/2021

ELIZABETH J. BARBOUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

**Signature page continues**

By: _____

J.B. BAKER, Administrative General Partner and Agent for Martin Methodist College, General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J.B. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrative General Partner of BRENTWOOD BOARDWALK, the within named bargainor, a Tennessee general partnership, and Agent for Martin Methodist College, General Partner of Brentwood Boardwalk, and that he, as such Administrative General Partner and such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Brentwood Boardwalk by himself as Administrative General Partner and as Agent.

WITNESS my hand, at office, this 10th day of June, 2020.

_____
NOTARY PUBLIC

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
3/8/2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Dina Bracey Farr
Affiant

Subscribed and sworn to before me
this 15th day of June, 2020.

Jennifer L Jung
Notary Public
My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

# EXHIBIT A

Beginning at an iron rod, rod located in the northeast corner of Franklin Pike Circle (Wilson Pike) and Brooks Chapel Road; thence with the easterly margin of Franklin Pike Circle northerly with a curve to the right having a radius of 1310.0 feet, a distance of 134.21 feet (long chord N 1 degree 16 minutes 05 seconds E. 134.15 feet) to an iron rod existing; thence leaving Franklin Pike Circle S 83 degrees 15 minutes 00 seconds E. 192.47 feet to an iron rod existing; thence S. 3 degrees 06 minutes 00 seconds W. 83.56 feet to an iron rod located in the northerly margin of Brooks Chapel Road; thence with said margin S. 81 degrees 35 minutes W. 191.65 feet to the point of beginning, said tract containing 0.48 acres, more or less.

Being the same property conveyed to Brentwood Boardwalk, a Tennessee general partnership, by Quitclaim Deed from Brentwood Boardwalk, LLC, a Tennessee limited liability company, of record as Instrument No. 20020110-0004119, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

### Permitted Exceptions

1. Real property taxes for the year 2020, a lien, not yet due and payable.

2. Rights and claims of parties in possession, as tenants only, under unrecorded leases.

3. All matters shown on the ALTA/NSPS Land Title Survey, dated July 12, 2019, last revised June 15, 2020, prepared by Michael H. Charette, TN RLS No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.

## CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public, State of Tennessee

My Commission Expires: 7/9/2022