Karen Johnson Davidson County
Batch# 423053 DEEDWARRSP
06/22/2020 01:02:54 PM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20200622-0066761

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

32861-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
3737 Stewarts Lane Investors c/o Charles Hawkins Co. ATTN: Lewis Agnew 760 Melrose Avenue Nashville, TN 37211	New Owner	08000001800

SPECIAL 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, **Boyd M. Tolman, Trustee of the Don and Billie Stallings Charitable Remainder Trust U/A/D January 2, 2020** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **3737 Stewarts Lane Investors, a Tennessee joint venture** (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. 1 on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, Page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to ADS Investments LLC, a North Carolina limited liability company by Deed dated February 20th, 2015 from RLF I-A SPE, LLC, a Delaware limited liability company of record in Instrument No. 20150225-0016079 and further being all of the same property conveyed to A. Donald Stallings and wife, Billie J. Stallings, as equal joint tenants in common without rights of survivorship by Quitclaim Deed dated November 7th, 2019 from ADS Investments LLC, a North Carolina limited liability company of record in Instrument No. 20191119-0119016 and further conveyed to Boyd M. Tolman, Trustee of The Don and Billie Stallings Charitable Remainder Trust, U/A/D January 2, 2020 by Quitclaim Deed dated January 2nd, 2020 from A. Donald Stallings and Billie J. Stallings, individuals of record in Instrument No. 20200121-0007115, Register's Office for Davidson County, Tennessee.

THIS property known as 3737 Stewarts Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants, only in his fiduciary capacity as Trustee and without individual personal liability, that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor, only in his fiduciary capacity as Trustee and without individual personal liability, does hereby covenant with Grantee that Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of June, 2020.

Boyd M. Tolman, Trustee of the Don and Billie Stallings Charitable Remainder Trust U/A/D January 2, 2020

STATE OF North Carolina]
COUNTY OF Dare]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Boyd M. Tolman, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Don and Billie Stallings Charitable Remainder Trust U/A/D January 2, 2020, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal, at office in Kill Devil Hills, Dare County, this 18th day of June, 2020.

VALERIE T. CUMMINGS NOTARY PUBLIC DARE COUNTY, NC MY COMMISSION EXPIRES 07-07-2020

Notary Public
My Commission Expires: 07/07/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me this 19 day of June, 2020.

JEFFREY S. BENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years. Tax Map ID Number: 080-00-0-018-00. 2020 estimated taxes have been prorated between the parties as part of closing and assumed by the Grantee, subject to any later required adjustment.

2. All matters shown on the Plan of record in Plat Book 7900, Page 825, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the Boundary & Topographic Survey of 3737 Stewarts Lane by Dale & Associates, Steven C. Matthews, Tennessee R.L.S.# 2352, dated February 21, 2020 as Project #14334.

4. All Matters as shown on the ALTA/ACSM Land Title Survey of 3737 Stewarts Lane by American Surveying & Mapping, Inc., Steven J. Hyde, Tennessee R.L.S.# 2240, dated February 25, 2014, last revised March 4, 2014 as Project No. 1301285.

5. Rights of tenants in possession pursuant to unrecorded leases.