Karen Johnson Davidson County
Batch# 433607 DEEDWARRSP
07/09/2020 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $13,708.50
20200709-0074533

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Hoffmann Real Estate IV, LLC 1025 Hanley Industrial Court Brentwood, Missouri 63144	Same as New Owner	093-12-0-039.00 093-12-0-040.00 093-12-0-037.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DOUGLAS M. RICE** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HOFFMANN REAL ESTATE IV, LLC** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through 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.

WITNESS Grantor's hand, this 7th day of July, 2020.

DOUGLAS M. RICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS M. RICE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 7th day of July, 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,705,000.00.

Affiant

Subscribed and sworn before me this 7th day of July, 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

Tract 1

Land in Davidson County, Tennessee, being Lot(s) 47, 48 and 49, as shown on the map entitled Pageot Plan Fairfield, of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description and according to the survey of Jeffrey A. Leopard, TN RLS#2415, B2L Land Surveyors, 1198 Old Pinnacle Road, Joelton, TN 37080, dated May 15, 2020 and bearing Job No. LS-1098.

Being the same property conveyed to DR & A, INC., A TENNESSEE CORPORATION, by deed from CLARK BEADLE AND WIFE, CORINNE BEADLE, of record in Book 9274, Page 820, dated March 7, 1994, said Register's Office.

Also, being the same property conveyed to DOUGLAS M. RICE, by deed from D R & A, INC., dated February 11, 1998, of record in Book 10808, Page 354, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Pageot Plan Fairfield, of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description and according to the survey of Jeffrey A. Leopard, TN RLS#2415, B2L Land Surveyors, 1198 Old Pinnacle Road, Joelton, TN 37080, dated May 15, 2020 and bearing Job No. LS-1098.

Being the same property conveyed to DOUGLAS M. RICE, by deed from BRENDA FAY ROBINSON GARNER, dated August 25, 2004, of record in Instrument No. 20040826-0103435, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Davidson County taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 82, said Register's Office.

3. All matters shown on the plat of survey by Jeffrey A. Leopard, Tenn. RLS No. 2415, with B2L Land Surveyors, dated May 15, 2020, and designated as Job No. LS-1098.

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

