Karen Johnson Davidson County
Batch# 452037 DEEDWARRSP
08/06/2020 12:19:30 PM 5 pgs
Fees: $28.00 Taxes: $26,270.00
20200806-0087575

SPECIAL WARRANTY DEED

FROM: Ambrose Printing Company, a Tennessee corporation, previously misidentified as Ambrose Printing Company, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Dore Frog, LLC

Address New Owner: as Follows:	Send Tax Bills To:	Map/Parcel Number:
Dore Frog, LLC 210 Cumberland Bend Nashville, Tennessee 37228	Same	Map 71-13, Parcel 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,100,000.00.

Affiant

Sworn to and subscribed before me this 5th day of August 2020.

Notary Public

My Commission Expires: 1-8-21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ambrose Printing Company, a Tennessee corporation, previously misidentified as Ambrose Printing Company, Inc., a Tennessee corporation** (hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Dore Frog, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 210 Cumberland Bend, Nashville, Davidson County, Tennessee 37228.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple, and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered unless herein otherwise herein set out.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth in Exhibit B), but not further or otherwise. 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 5 day of ~~July~~ August, 2020.

GRANTOR: Ambrose Printing Company, a Tennessee corporation, previously misidentified as Ambrose Printing Company, Inc., a Tennessee corporation

By: _____
John L. Ambrose, III, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John L. Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Ambrose Printing Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of July, 2020.

_____
Notary Public

My Commission Expires: 01.08.2024

KIM INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Eighth Civil District, Nashville, Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Second Revision, Section Three, Cumberland Bend Business Park, of record in Instrument No. 20000619006081l, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMBROSE PRINTING COMPANY, INC., A TENNESSEE CORPORATION, by deed from 210 CUMBERLAND BEND PROPERTY, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 5847, Page 133, dated January 29, 1982, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 11190, page 80 and Instrument No. 200006190060811, said Register's Office.

3. Warranty Deed of Flowage Easement of record in Book 2290, page 256, said Register's Office.

4. Right of Way Easement of record in Book 5021, page 588, said Register's Office.

5. Master Deed of record in Book 5028, page 333, as amended in Book 5035, page 972, said Register's Office.

6. Tri-Party Agreement of record in Book 8469, page 451, said Register's Office.

7. Non-Disturbance Agreement of record in Book 11499, page 966, said Register's Office.

8. Title to that portion of the premises, if any, embraced within the right-of-way of the Railroad.

9. Easement for the flow of the water of Cumberland River and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

12. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

13. All matters shown on the plat of survey by Clint T. Elliot, Tenn. RLS No. 2347, with Clint Elliott Survey, dated May 21, 2020, last revised July 30, 2020, and designated as Project ID: Cumberland Bend.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Valerie Matlock

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

