Karen Johnson Davidson County
Batch# 452598 DEEDWARRSP
08/07/2020 03:09:30 PM 6 pgs
Fees: $33.00 Taxes: $14,245.00
20200807-0088335

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
A&A Elm Hill, LLC c/o The Avidan Group, LLC 633 Division Street, Suite 2 Elizabeth, NJ 07201 Attn: Josh Avidan	Map & Parcel No. 095-14-0-118.00	Same Address As New Owner
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GREEN-LITTLE PROPERTIES, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to A&A ELM HILL, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 2005 Elm Hill Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,850,000.00

Affiant

Subscribed and sworn to before me this 31 day of July, 2020.

Notary Public

My Commission Expires: JUL 19 2022

DELVINA LOYA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 7 day of August, 2020.

GRANTOR:

GREEN-LITTLE PROPERTIES, L.P.,
a Tennessee limited partnership

By: GL Holdings, LLC, its General Partner

By: _____
L.A. Green, III, its President

STATE OF Tennessee
COUNTY OF Sumner

Before me, Delvina Laya, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared L.A. Green, 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 GL Holdings, LLC, the General Partner of GREEN-LITTLE PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such President of the General Partner of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by himself in his capacity as President of the sole General Partner.

Witness my hand seal at office this 31 day of July, 2020.

DELVINA LAYA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public

My Commission Expires: JUL 19 2022

SCHEDULE 1

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled, Resubdivision Of Lot 10, Metropolitan Industrial Park, Phase One, Section Twenty-Three, of record as Instrument No. 20130509-0047113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a cross access easement created by Cross Access Easement Agreement recorded in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office, over the property described in Exhibit A to such Cross Access Easement Agreement.

Being part of the same property conveyed to GL NASHVILLE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VALLETT LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, of record in Book 11085, page 589, and Book 11089, page 840, dated August 27, 1998 and August 31, 1998, said Register's Office. GL NASHVILLE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY has since merged into GL NASHVILLE I, GENERAL PARTNERSHIP, as evidenced by certificate of merger of record in Record Book 1065, page 519, dated December 30, 1999, Register's Office for Sumner County, Tennessee. Further, GL NASHVILLE I, GENERAL PARTNERSHIP has since merged into GREEN-LITTLE PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, as evidenced by certificate of merger of record as Instrument No. 20050310-0026856, dated January 5, 2005, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

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

2. Matters shown on the Plan of record as Instrument No. 20130509-0047113, Register's Office for Davidson County, Tennessee.

3. Cross Access Easement Agreement of record in Book 11085, page 597, as amended in Book 11371, page 284, said Register's Office.

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)

