Karen Johnson Davidson County
Batch# 455710 DEEDWARR
08/13/2020 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20200813-0090531

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

33337-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
FreeGard Partners X ATTN: Ed Freeman 109 Murphy Court Nashville, TN 37203	New Owner	08600076300

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, **Robert T. Thompson and Cheryl J. Thompson, Co-Trustees of The Robert T. and Cheryl J. Thompson Revocable Trust dated April 10, 2003** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **FreeGard Partners X, a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, and being Lot 2, shown on the Subdivision Plat of Hermitage Commons, Old Hickory Boulevard, recorded at Instrument Number 20070810-0095886, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Robert T. Thompson and Cheryl J. Thompson, Co-Trustees of The Robert T. and Cheryl J. Thompson Revocable Trust, dated April 10,2003 by Special Warranty Deed dated March 25, 2016 from Hermitage Commons II, LLC, a Tennessee limited liability company, of record in Instrument No. 20160328-0028467, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in that certain Construction, Operation, Reciprocal Easement and Use Restriction Agreement, of record in Instrument No. 20070212-0018078, as re-recorded at Instrument No. 20070220-0020399, as amended by First Amendment to Construction, Operation, Reciprocal Easement and Use Restriction Agreement at Instrument No. 20090402-0029978, as amended by Second Amendment to Construction, Operation, Reciprocal Easement and Use Restriction Agreement at Instrument No. 20160415-0036556, Register's Office for Davidson County, Tennessee.

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, their succcessors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11 day of August, 2020.

8/11/2020

Robert T. Thompson, Co-Trustee of The Robert T. and Cheryl J. Thompson Revocable Trust dated April 10,2003

8/11/2020

Cheryl J. Thompson, Co-Trustee of The Robert T. and Cheryl J. Thompson Revocable Trust dated April 10,2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this 12 day of August, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2021

STATE OF CALIFORNIA]
COUNTY OF Solano]

On 08/11/2020 before me, N. Dang, Notary Public
(insert name and title of the officer)

personally appeared Robert T. Thompson and Cheryl J. Thompson, Co-Trustees of The Robert T. and Cheryl J. Thompson Revocable Trust dated April 10, 2003, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

N. DANG
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2259877
SOLANO COUNTY
My Comm. Exp. October 23, 2022

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Solano)ss.
On 08/11/2020 before me, N. Dang, Notary Public,
personally appeared Robert T. Thompson and Cheryl J. Thompson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 08600076300. Taxes have been prorated between the parties as part of closing and assumed by the Grantee.

2. All Matters as shown on the Plan of Record in Instrument No. 20070810-0095886, Register's Office for Davidson County, Tennessee.

3. Construction, Operation, Reciprocal Easement and Use Restriction Agreement, of record in Instrument No. 20070212-0018078, re-recorded in Instrument No. 20070220-0020399, and amended in Instrument No. 20090402-0029978 and Instrument No. 20160415-0036556, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement, of record in Instrument No. 20070510-0055967, Register's Office for Davidson County, Tennessee.

5. Agreement of Use Restrictions, of record in Instrument No. 20080619-0063435, Register's Office for Davidson County, Tennessee.

6. Rights of upper and lower riparian owners to the flow of the water of an unnamed stream located in the southern portion of the Property, free from diminution or pollution.

7. All Matters as shown on the ALTA/NSPS Land Title Survey of Lot 2 Hermitage Commons by Crawford & Cummings, P.C., TN R.L.S. # 2351, dated June 24, 2020 as CCPC Job No. 20-054.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

