Karen Johnson Davidson County
Batch# 468496 DEEDWARRSP
09/02/2020 01:49:30 PM 5 pgs
Fees: $28.00 Taxes: $6,660.37
20200902-0099893

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
D. Price Investments, Inc. c/o Daryl Price 1616 Elm Hill Pike Nashville, TN 37210	Same	095-14-0-113.00

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 which are hereby acknowledged, OLDHAM PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to D. PRICE INVESTMENTS, INC., a Tennessee corporation and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property commonly known as 1940 Elm Hill Pike, Nashville, Davidson County, Tennessee 37210.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28 day of August, 2020.

OLDHAM PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Mark Oldham
Title: President & Chief Manager

STATE OF TENNESSEE)

COUNTY OF Blount)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark Oldham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Chief Manager of OLDHAM PROPERTIES, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 28 day of August, 2020.

_____
Notary Public

PAMELA JEAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires:

1-24-24

[Signature Page – Special Warranty Deed]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,800,100.00.

Sworn to and subscribed before me this 28 day of August, 2020.

Notary Public

PAMELA JEAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires:

1-24-24

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Metropolitan Industrial Park, Sec 11, of record in Book 4060, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate description.

Being the same property conveyed to Oldham Properties, LLC by Warranty Deed of record in Book 10434, page 673, Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

