Karen Johnson Davidson County
Batch# 469805 DEEDWARRSP
09/03/2020 02:02:30 PM 7 pgs
Fees: $38.00 Taxes: $14,263.50
20200903-0100828

# SPECIAL WARRANTY DEED

FROM: Rechter-Davis Properties

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

TO: Bellevue Management, Inc.

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Bellevue Management, Inc.<br>1394 Kittrell Road<br>Franklin, Tennessee 37064 | Same | Map 128.00 Parcel 017.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $3,855,000.

Affiant

Sworn to and subscribed before me, this 3rd day of September, 2020.

Notary Public

My Commission Expires: 04-24-23

MELISSA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rechter-Davis Properties**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Bellevue Management, Inc.**, a Tennessee corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller'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 100 Coley Davis Court, Nashville, Davidson County, Tennessee 37221.

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 Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 3rd day of September, 2020.

SELLER: Rechter-Davis Properties,
a Tennessee general partnership

By: Bruce G. Davis, Managing Partner
Bruce G. Davis, Managing Partner

STATE OF TENNESSEE )
)
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bruce G. Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Rechter-Davis Properties, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Partner.

Witness my hand and seal at office in Franklin, Tennessee, this 1st day of September, 2020.

M. Davis
Notary Public

My Commission Expires: 4-24-23

MELISSA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Land lying in the Ninth Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin found in the Northeasterly right-of-way line of U.S. Route 70S, said iron pin being South 53 degrees 12 minutes 00 seconds East, 500.35 feet from a concrete monument found at the intersection of the said Northeasterly right-of-way line with the Southeasterly right-of-way line of Interstate Route 40;

THENCE, with the Easterly line of Treetop Enterprises, Inc., recorded in deed book 6486, page 296, North 15 degrees 02 minutes 55 seconds East, 199.94 feet to an iron pin found;

THENCE, with the Northerly line of Treetop Enterprises, Inc., North 53 degrees 12 minutes 00 seconds West, 224.96 feet to an iron pin found;

THENCE, with the Easterly line of Gate Petroleum Company, recorded in deed book 5901, page 316, North 15 degrees 03 minutes 53 seconds East, 157.16 feet to a concrete monument found;

THENCE with the Southeasterly right-of-way line of Interstate Route 40, North 60 degrees 29 minutes 27 seconds East, 505.78 feet to an iron pin set, said pin being situated South 25 degrees 08 minutes 54 seconds East, 10.10 feet from an iron pipe found in the said Southeasterly right-of-way line;

THENCE, with a Westerly line of Herschel L. Smith et ux, recorded in deed book 1092, page 80, South 25 degrees 08 minutes 54 seconds East, 343.08 feet to an iron pin found;

THENCE, with a Westerly line of said Smith tract, South 21 degrees 43 minutes 15 seconds West, 363.44 feet to a 42" sycamore tree found;

THENCE, with a Westerly line of said Smith tract, South 39 degrees 25 minutes 23 seconds West, 282.96 feet to a concrete monument found;

THENCE, with the aforementioned Northeasterly right-of-way line of U.S. Route 70S, North 53 degrees 10 minutes 43 seconds West, 230.35 feet to the POINT OF BEGINNING, containing 7.082 acres according to a survey by Kevin Tucker & Associates, Inc. on August 23, 1985.

BEING a portion of the Gail S. Teter property recorded in Book 1779, page 608, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rechter-Davis Properties by quitclaim deed, of record as Instrument No. 199912280307535, Register's Office of Davidson County, Tennessee.

EXCEPTING THEREFROM:

Being a portion of Parcel 17 on Map 128 in the records of the tax assessor for Metropolitan Nashville-Davidson County, described as follows according to a survey dated November 9, 1992 prepared by Joseph G. Petrosky Associates, Inc., 805 Bradford Avenue, Nashville, Tennessee 37204, in association with Joseph M. Holland, Tennessee surveyor license no. 1645;

BEGINNING at a point on the northerly margin of the right-of-way of U.S. Highway 70S, said point being the southeast comer of parcel 17 on map 128, and also being the southwest comer of the Bellevue West property as described in the deed of record in Deed Book 7900, Page 124, Register's Office for Davidson County, Tennessee ("RODC");

THENCE with the northerly right-of-way line of U.S. Hwy. ?OS. North 58 degrees 05 minutes 33 seconds West for a distance of 227.88 feet to an iron pin at the southeast comer of the Tree Top Enterprises property as described in the deed of record in Deed Book 6486, Page 296, RODC;

THENCE leaving said right-of-way and with the Tree Top Enterprises property line North 09 degrees 03 minutes 33 seconds East for a distance of 186.56 feet to an iron pm;

THENCE leaving the Tree Top Enterprises line and with as new line common with the remainder of the Bruce G. Davis, Trustee, property as described in the deed of record in Deed Book 6772, Page 551, RODC, Tennessee, South 58 degrees 05 minutes 33 seconds East for a distance of 307.25 feet to an iron pin on the westerly property line of the previously referenced Bellevue West property;

THENCE with the western line of the Bellevue West property, South 34 degrees 13 minutes 00 seconds West for a distance of 172.06 feet to the POINT OF BEGINNING;

The Property is subject to two (2) twenty-five (25) foot easements, for the purpose of providing ingress and egress across the Property to and from the tract of real property owned by Bruce G. Davis, Trustee, which is located to the north of the Property, such easements being described as follows:

EASEMENT 1

BEGINNING at an iron pin on the northern right-of-way of U.S. Highway 70S, at the southwestern comer of the Bellevue West property as described in Deed Book 7900, page 124, RODC;

THENCE North 58 degrees 05 minutes 33 seconds West for a distance of 25.02 feet along the northern right-of-way of the U.S. Highway 70S to a point;

THENCE North 34 degrees 13 minutes 00 seconds East for a distance of 172.06 feet to a point on the southern boundary of Bruce G. Davis property;

THENCE South 58 degrees 05 minutes 33 seconds East for a distance of 25.02 feet along the southern boundary of Bruce G. Davis property to an iron pin;

THENCE South 34 degrees 13 minutes 00 seconds West for a distance of 172.06 feet along the western boundary of the Bellevue West property to the POINT OF BEGINNING.

EASEMENT 2

BEGINNING at an iron pin on the northern right-of-way of U.S. Highway 70S, at the southeastern comer of Tree Top Enterprises property as described in Deed Book 6486, Page 296, RODC;

THENCE North 09 degrees 03 minutes 33 seconds East for a distance of 186.56 feet along the eastern boundary of the Tree Top Enterprises property to an iron pin;

THENCE South 58 degrees 05 minutes 33 seconds East for a distance of 27.13 feet along the southern boundary of Bruce G. Davis property to a point;

THENCE South 09 degrees 03 minutes 33 seconds West for a distance of 186.56 feet to a point on the northern right-of-way of U.S. Highway 70S;

THENCE North 58 degrees 05 minutes 33 seconds West for a distance of 27.13 feet along the northern right-of-way of U.S. Highway 70S to the POINT OF BEGINNING.

## EXHIBIT B

## PERMITTED EXCEPTIONS

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

# CERTIFICATE OF AUTHENTICITY

I, Chris Whitson, 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.

Chris Whitson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Whitson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of September, 2020.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023