SPECIAL WARRANTY DEED

This Instrument was prepared by:
Advantage Title & Escrow
1321 Murfreesboro Pike, Ste 823
Nashville, TN 37217

Return to:
File # 14514

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
836 Dickerson Pike Partners LLC, a Tennessee limited liability company	NEW OWNER	08202005500 and 08202005300
(NAME)	(NAME)	
1033 Demonbreun Street Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 479175 **DEEDWARRSP**
09/21/2020 08:56:43 AM 13 pgs
Fees: $68.00 Taxes: $15,791.60

20200921-0107551

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William M. Coats Family Limited Partnership, a Tennessee limited partnership ("Grantor")** has bargained and sold, and by these presents do transfer and convey unto **836 Dickerson Pike Partners LLC, a Tennessee limited liability company,** ("**Grantee**"), Grantee's successors, heirs and assigns, a certain improved real property located in Nashville, Davidson County, State of Tennessee, (the "**Property**") described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

☐ unimproved

This is ☒ improved property, known as 836- - 838 Dickerson Pike, Nashville, TN 37207

ALSO appearing herein are **William Mitchell Coats, Trustee of the William Mayes Coats Family Trust, William Mitchell Coats, Tara Inez Coats, Cathy Jean Coats, Christopher Dale Coats, Cameron M Coats, Tara Inez Coats, individually and as Limited Partners of William M. Coats Family Limited Partnership, a Tennessee limited partnership (with Grantor, collectively referred to as "Grantors"),** who enter into and appear herein due to the death of William M. Coats, the general partner of Grantor who died on November 7, 2009, and his death caused the dissolution of the William M. Coats Family Limited Partnership, and his partnership interest flowed to his estate and through the residual clause of his will, was granted to the William Mays Coats Family Trust with William Mitchell Coats as Trustee pursuant to probate file #10P442, Davidson County Probate Court. Accordingly, these parties are signing this deed to convey any interest in the Property that they have or may have in their individual capacities.

GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, 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 executed this Special Warranty Deed to be effective for all purposes as of the _____ day of September, 2020.

GRANTOR:

WILLIAM M. COATS FAMILY LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: William Mitchell Coats, Gen. Partner
William Mitchell Coats
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Robert J Notestine of the state and county aforementioned, personally appeared WILLIAM MITCHELL COATS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of **William M. Coats Family Limited Partnership, a Tennessee limited partnership**, the within named bargainor, and that such person acting as Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited partnership as Its Authorized Representative.

Witness my hand and seal, at office, this 11th day of September 2020.

NOTARY PUBLIC

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021

APPEARING HEREIN TO CONVEY ANY INTEREST IN THE PROPERTY FOR THE PURPOSES STATED IN THIS SPECIAL WARRANTY DEED AND EXECUTING THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE 11th DAY OF SEPTEMBER, 2020.

William Mitchell Coats

William Mitchell Coats, individually and as Limited Partner of William M. Coats Family Limited Partnership, a Tennessee limited partnership

William Mitchell Coats, Trustee

William Mitchell Coats, Trustee of the William Mayes Coats Family Trust

Cathy Jean Coats individually and as Limited Partner of William M. Coats Family Limited Partnership, a Tennessee limited partnership

Cameron M Coats individually and as Limited Partner of William M. Coats Family Limited Partnership, a Tennessee limited partnership

Tara Inez Coats

Tara Inez Coats, individually and as Limited Partner of William M. Coats Family Limited Partnership, a Tennessee limited partnership

Christopher Dale Coats, individually and as Limited Partner of William M. Coats Family Limited Partnership, a Tennessee limited partnership

APPEARING HEREIN TO CONVEY ANY INTEREST IN THE PROPERTY FOR THE PURPOSES STATED IN THIS SPECIAL WARRANTY DEED AND EXECUTING THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE _____ DAY OF SEPTEMBER, 2020.

_____
William Mitchell Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
William Mitchell Coats, Trustee of the William Mayes Coats Family Trust



Cathy Jean Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
Cameron M Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
Tara Inez Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
Christopher Dale Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

APPEARING HEREIN TO CONVEY ANY INTEREST IN THE PROPERTY FOR THE PURPOSES STATED IN THIS SPECIAL WARRANTY DEED AND EXECUTING THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE 11 DAY OF SEPTEMBER, 2020.

William Mitchell Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

William Mitchell Coats, Trustee of the William Mayes Coats Family Trust

Cathy Jean Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

Cameron M Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

Tara Inez Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

Christopher Dale Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

APPEARING HEREIN TO CONVEY ANY INTEREST IN THE PROPERTY FOR THE PURPOSES STATED IN THIS SPECIAL WARRANTY DEED AND EXECUTING THIS SPECIAL WARRANTY DEED TO BE EFFECTIVE FOR ALL PURPOSES AS OF THE _____ DAY OF SEPTEMBER, 2020.

_____
William Mitchell Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
William Mitchell Coats, Trustee of the William Mayes Coats Family Trust

_____
Cathy Jean Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
Cameron M Coats individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

_____
Tara Inez Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

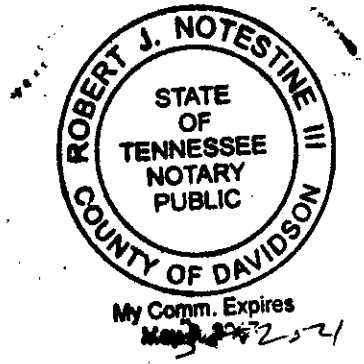
Christopher Dale Coats
_____
Christopher Dale Coats, individually and as Limited
Partner of William M. Coats Family Limited Partnership,
a Tennessee limited partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared William Mitchell Coats, individually and as Limited Partner of the William M. Coats Family Limited Partnership, a Tennessee limited partnership, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public
My Commission Expires: May 3, 2021

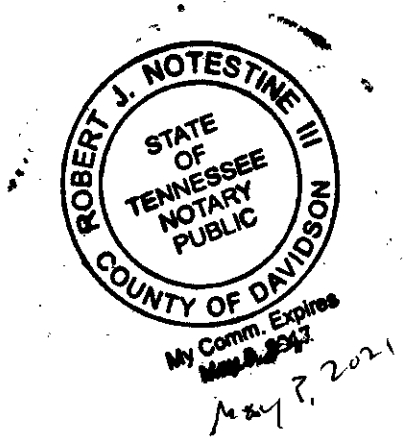


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared William Mitchell Coats as Trustee of the William Mayes Coats Family Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public
My Commission Expires: May 3, 2021



STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared Tara Inez Coats, individually and as Limited Partner of the William M. Coats Family Limited Partnership, a Tennessee limited partnership, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

Witness my hand and official seal at Nashville Tennessee this the 11th day of September, 2020

Notary Public
Commission expires May 3, 2021

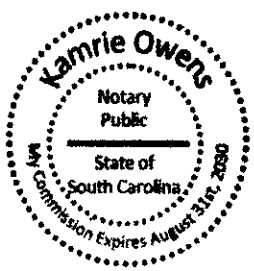
ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

STATE OF SC
COUNTY OF YORK

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared Cathy Jean Coats, individually and as Limited Partner of the William M. Coats Family Limited Partnership, a Tennessee limited partnership, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed

Witness my hand and official seal at Fort mill, SC, this the 17 day of September, 2020

Kamrie Owens
Notary Public
Commission expires: 8.31.2030



STATE OF Kentucky
COUNTY OF Warren

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared Cameron M. Coats, individually and as Limited Partner of the William M. Coats Family Limited Partnership, a Tennessee limited partnership, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Warren Co., Kentucky, this the 11th day of September, 2020

OFFICIAL SEAL
SARA ANN JONES
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires Feb. 6, 2024
ID # KYNP2161

Sara Ann Jones
Notary Public
Commission expires: FEB. 6, 2024

STATE OF Tennessee
COUNTY OF Rutherford

Before me the undersigned, a Notary Public in and for the state of County aforesaid personally appeared Christopher Dale Coats, individually and as Limited Partner of the William M. Coats Family Limited Partnership, a Tennessee limited partnership, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

Witness my hand and official seal at Murfreesboro, Tennessee, this the 10th day of September, 2020

Angela Gordon
Notary Public
Commission expires; 11/5/2023

File No.: 14514

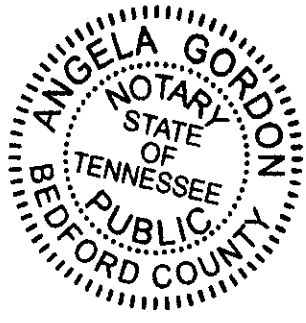


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:
Land in Davidson County, Tennessee, being Lots Nos. 3, 4 and the south 30 feet of Lot No. 5 on the map of J.R. Love and E.A. Hail Subdivision, of record in book 421, page 130, Register's Office for said county.

Said lots adjoin and front together 138 feet on the Westerly side of North First Street as widened and run back between parallel lines 145 feet to a dead line.

Parcel II:
Land in Davidson County, Tennessee, being the northerly 24 feet of Lot No. 5 and all of Lot No. 6 and the southerly 22 feet of Lot No. 7 in J. R Loves and E.A. Hail Subdivision of a pert of the Brown tract, as of record in book 421, Page 130, Register's office for Davidson County, Tennessee.

Said 24 feet of Lot No. 5, all of Lot No. 6 and the Southwesterly 22 feet of Lot No. 7 fronts 100 feet on north First Street and runs back between parallel lines 160 feet to a dead line.

Parcel III:
land in Davidson county, Tennessee, being the northerly 32 feet of Lot No. 7, all of Lot No. 8 and all of Lot No. 9 on the Plan of J.R. Love and E.A. Hail Subdivision of a part of the Brown tract, being part of the Original Lot No. 2 as of record in Book 421, Page 130, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of North first Street, said point being the northeasterly corner of Lot No. 9 on the said plan; thence with the westerly margin of North first Street southwardly 140 feet to a point in the easterly margin of Lot No. 7 of said plan; thence westwardly and parallel o the southerly line of Lot No. 8 on said plan 160 feet to a point; thence northwardly 140 feet to the northwesterly corner of Lot No. 9 on said plan: thence eastwardly with the common line between Lot No.s 9 and 10 of said plan 160 feet to the point of beginning.

Parcel IV:
Land in Davidson County, Tennessee, being Lot No.s 10 and 11, as shown on the Plan of J.R Love and E. A Hail Subdivision of a part of the Brown tract of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 10 and 11 together front 108 feet along the westerly side of North First Street, extend back between line 160 feet to a dead line on which they, together measure 107.5 feet; the northerly side of said Lot No. 22 being the southerly margin of Cleveland Street

And further described on the survey prepared by Jack Whitson Tn R.L.S No 1732, dated February 28, 2020, last revised September 4, 2020 as follows:

EXHIBIT "A"
LEGAL DESCRIPTION

The property is located in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 3 thru 11 on the Map of J.R. Love and E.A. Hail's Subdivision of record in Plat Book 421, Page 130, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the westerly right-of-way of Dickerson Pike (66' public right-of-way), being the northeast corner of the property conveyed to SH1 Prop, LLC of record in Instrument No. 20191231-0135115, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described tract;

Thence, leaving said Dickerson Pike and following the northerly boundary of said SH1 Prop, LLC property, North 83 Degrees 30 Minutes 34 Seconds West, 142.65 Feet to an Iron Rod (Old), being the southeast corner of the property conveyed to The R&S Allen Family Limited Partnership of record in Instrument No. 20090528-0048855, Register's Office for Davidson County, Tennessee;

Thence, leaving the northerly boundary of said SH1 Prop, LLC property and following the easterly boundary of said R&S Allen Family Limited Partnership property, North 05 Degrees 34 Minutes 41 Seconds East, 237.38 Feet to an Iron Rod (Old);

Thence, North 06 Degrees 03 Minutes 30 Seconds East, 247.33 Feet to a Mag Nail (New) on the southerly right-of-way of Cleveland Street (50' public right-of-way), being the northeast corner of said R&S Allen Family Limited Partnership property;

Thence, following the southerly right-of-way of Cleveland Street, South 84 Degrees 01 Minutes 58 Seconds East, 143.45 Feet to a Mag Nail (New) at the intersection of the southerly right-of-way of Cleveland Street and the westerly right-of-way Dickerson Pike;

Thence, following the westerly right-of-way of Dickerson Pike, South 05 Degrees 55 Minutes 04 Seconds West, 248.00 Feet to an Iron Rod (New);

Thence, continuing with the same, South 05 Degrees 55 Minutes 04 Seconds West, 238.00 Feet to The Point of Beginning.

Containing 69,673 Square Feet or 1.60 Acres.

Being the same property as conveyed to William M. Coats Family Limited Partnership of record in Instrument # 20060201-0012427, as corrected in Scrivener's Affidavit in Instrument No. 20200903-0100978, Register's Office for Davidson County, TN. William M. Coats as the general partner of William M. Coats Family Limited Partnership having since died on 11/07/2009. The partnership agreement called for the partnership to be dissolved at the death of the William M. Coats. His portion of the partnership as general partner flowed to his estate and through the residual clause of his will was granted to the William Mays Coats Family Trust with William Mitchell Coats as Trustee reference probate file # 10P442, Davidson County Probate Court. William Mitchell Coats, as Trustee of the William Mays Coats Family Trust, and the "Family Trust" joins in this conveyance to convey any and all interest of the Family Trust and William Mitchell Coats, Tara Inez Coats, Cathy Jean Coats, Christopher Dale Coats, and Cameron M. Coats join in this conveyance to convey any and all of their individual interest and limited partner interest from their dissolved Limited Partnership in the William M. Coats Family Limited Partnership.