Karen Johnson Davidson County
Batch# 487763 DEEDWARRSP
10/01/2020 02:44:30 PM 7 pgs
Fees: $38.00 Taxes: $8,510.00
20201001-0113683

SPECIAL WARRANTY DEED

FROM: NORTH LIGHTS, LLC,
MARY MARGARET WESTER,
Trustee of the Mary Margaret West Trust,
TREY CAIN, Trustee of the Lemons and
Lemonade Education Trust 2015*4, and
TREY CAIN, Trustee of the Sisters
of the BVM 2011*8 Retired Senior Sisters Trust

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

TO: RSD TRINITY LANE, LLC

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
RSD Trinity Lane, LLC Attn: Red Seal Development Corp. 425 Huehl Road, Suite 18 Northbrook, IL 60062	Same	Map 071, Parcel 189

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $2,300,000.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 30 day of September, 2020.

Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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, (i) **NORTH LIGHTS, LLC, a Tennessee limited liability company, owner of a 59.0% undivided interest, (ii) MARY MARGARET WESTER, Trustee of the Mary Margaret West Trust, owner of a 32.2% undivided interest, (iii) TREY CAIN, Trustee of the Lemons and Lemonade Education Trust 2015*4, owner of a 5.4% undivided interest, and TREY CAIN, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust owner of a 3.4% undivided interest** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **RSD Trinity Lane, LLC**, a Tennessee limited liability company (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 unimproved property located near the intersection of Old Mathews Road and Trinity Lane, Nashville, Davidson County, Tennessee 37207.

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 30 day of September, 2020.

SELLER: NORTH LIGHTS, LLC,
a Tennessee limited liability company

By: _____

Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Britnie Turner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Manager of North Lights, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 29 day of September, 2020.

_____
Notary Public

My Commission Expires: 6/29/24

ROBERT EDDY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2024

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

MARY MARGARET WESTER, Trustee
of the Mary Margaret Wester Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Margaret Wester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Mary Margaret Wester Trust, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 24 day of September, 2020.

Notary Public

My Commission Expires: 12-21-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

TREY CAIN, Trustee of the Lemons and
Lemonade Education Trust 2015*4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Trey Cain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Lemons and Lemonade Education Trust 2015*4, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 24 day of September, 2020.

Notary Public

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TREY CAIN, Trustee of the Sisters of the BVM
2011*8 Retired Senior Sisters Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Trey Cain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 24 day of September, 2020.

Notary Public

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled North Lights SP Final Plat, of record in Instrument No. 20200122-0007827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to AERIAL INVESTMENT PROPERTIES, LLC, by deed from DARRYL T. WOODS AND JOINED BY WIFE, JANET N. WOODS, dated May 16, 2016, of record in Instrument No. 20160523-0051424, said Register's Office.

Also, being part of the same property conveyed to NORTH LIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AERIAL INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated August 18, 2017, of record in Instrument No. 20170822-0086030, said Register's Office.

Also, being part of the same property conveyed to NORTH LIGHTS, LLC AS A 67.8% TENANT IN COMMON AND MARY MARGARET WESTER, TRUSTEE OF THE MARY MARGARET WESTER TRUST AS A 32.2% TENANT IN COMMON, by deed from NORTH LIGHTS, LLC, A TENNESSEE LIMITED LABILITY COMPANY, dated February 5, 2019, of record in Instrument No. 20190206-0011429, said Register's Office. Reference is hereby made to Affidavit of Notary Certificate Correction of record in Instrument No. 20200113-0004493, said Register's Office.

Also, being part of the same property conveyed to TREY CAIN, TRUSTEE OF THE LEMONS AND LEMONADE EDUCATION TRUST 2015*4 A 5.4% UNDIVIDED INTEREST, AND TO TREY CAIN, TRUSTEE OF THE SISTERS OF THE BVM 2011*8 RETIRED SENIOR SISTERS TRUST, A 3.4% UNDIVIDED INTEREST, by deed from NORTH LIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated September 20, 2019, of record in Instrument No. 20190920-0095937, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Anchor Easement(s) of record in Book 10458, Page 978, said Register's Office.

3. Easements and rights set forth in Metropolitan City Council Ordinance No. 093-815, Clerk's Office for Davidson County, Tennessee.

4. Anchor Easement(s) of record in Book 10380, Page 799, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6273, Page 751, said Register's Office.

6. Easement(s) as set out in the Warranty Deed of record in Book 10257, page 735, said Register's Office.

7. Matters shown on the Plan of record as Instrument No. 20200122-0007827, said Register's Office.

8. Temporary Construction and Grading Easement Agreement of record as Instrument No. 20200610-0059583, corrected in Scrivener's Affidavit as Instrument No. 20200611-0059945, amended and restated as Instrument No. 20200626-0069617, said Register's Office.

9. Cross Access Easement Agreement of record as Instrument No. 20200610-0059575, said Register's Office.

10. All matters shown on the plat of survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated February 10, 2020, last revised 9/21/2020 and designated as Project No. 554920001.

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.

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.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

