Karen Johnson Davidson County
Batch# 492118 DEEDWARR
10/08/2020 01:52:30 PM 5 pgs
Fees: $28.00 Taxes: $6,752.50
20201008-0117228

#35514

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35514**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00 Affiant Subscribed and sworn to before me, this 30th day of September, 2020 Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Sage Run Development, LLC 600 Broadway #604 Nashville, TN 37203	Sage Run Development, LLC 600 Broadway #604 Nashville, TN 37203	Map and Parcel No.: 10200001001 & 10200001100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **5754 River Road, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sage Run Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5754 River Road & 0 River Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular 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 instrument, the corporate party by its duly authorized officer(s), on this 30th day of September, 2020

5754 River Road, LLC, a Tennessee limited liability company

BY: _____, MEMBER
Thomas Coty Brett, Member

BY: _____ Member
Mary Frances Evers, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas Coty Brett, the bargainor, 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 a Member 5754 River Road, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2020.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

_____ Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mary Frances Evers, the bargainor, 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 she is a Member 5754 River Road, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2020.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being part of Lot 2 on the Map of The Plumlee Farm, made December 17, 1928, by John Wilkes, Civil Engineer, and according to a blue print of said map, said part of Lot 2 is located on River Road and is described as follows:

Beginning at a point on River Road where the Edmondson Property joins the Tarkington Property by the South East corner of the Tarkington Property and on the Northerly margin of River road; thence Eastwardly along the Northerly margin of River road; thence Eastwardly along the Northerly margin of river Road 200 feet to a point the Westerly line of the Lofties Proeprty; thence North along the Lofties line 712 feet to the common corner of the Lofties and McPherson Property; thence along the McPherson Property line Westwardly 223 feet and parallel with River Road to the common corner of the McPherson Property and Tarkington property; thence along the Tarkington Property line South West 588 feet to the point of Beginning.

Being the same property coveyed to Phoenix Investment Group, LLC, a Tennessee Limited Liability Company by deed dated August 17, 2016 from Mary Helen Meadows, Trustee of The Meadows Community Property Trust of record in Instrument No. 20161007-0106405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 5754 River Road, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated January 24, 2018 from Phoenix Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180126-0008388, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land located in the Eight Civil District of Davidson County, Tennessee, on the left side of the Cumberland River, approximately one-fourth mile west of the intersection of the Charlotte Pike and the River Road, more particularly described as follows:

Beginning at the northeast corner of the B.S. Plumblee Farm, a point on the bluff of the Cumberland River; thence with the east boundary of the Plumblee Farm along the following bearings and distances: south 01 degree 30 minutes West, 260.00 feet; south 02 degrees 30 minutes West, 273.00 feet; South 03 derees 15 minutes West, 1,000 feet; South 05 degrees West, 263.00 feet; South 01 degree East, 441.00 feet, more or less, to the Southeast corner of the Plumblee Farm, a point in the center of the River Road;

thence with the center line of the Road in a Westerly direction, 293.00 feet to a point; thence, in a Northerly direction to the point of beginning, and containing 7.50 acres, more or less.

Being the same property conveyed to 5754 River Road, LLC, a Tennessee Limited Liability Company, by deed dated November 30, 2018 from B.B. Doubleday, Jr., a married man, of record in Instrument No. 20181203-0117852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10200001001 & 10200001100. (TRACTS I & II)
2. Easement for ingress and egress, 20 feet wide, as described in Deed Book 4942, page 670, Deed Book 3610, page 51, Deed Book 2812, page 546, and Deed Book 2046, page 616, in said Recorder's Office. (TRACT I)
3. Easement 20 feet wide over the west part of land as set out in Deeds of record in Book 2046, page 616 and Book 2812, page 546, Register's Office for Davidson County, Tennessee. (TRACT I)
4. Subject to water rights set out in Deed of record in Book 3610, page 51, Register's Office for Davidson County, Tennessee. (TRACT I)
5. Easement for Overhead Line to Electric Power Board of record in Book 8371, page 352, Register's Office for Davidson County, Tennessee. (TRACT I)
6. Metro Health Department Letter of record in Book 5202, page 677, Register's Office for Davidson County, Tennessee. (TRACT I)
7. Permanent Easement right of way of record in Book 1303, page 658, Register's Office for Davidson County, Tennessee. (TRACT II)
8. Title to that portion of the land lying below the mean water mark of the Cumberland River. (Tract II)
9. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200721-0079924, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

