SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 499357 DEEDWARRSP
10/20/2020 01:54:30 PM 6 pgs
Fees: $33.00 Taxes: $25,160.00
20201020-0122155

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $6,800,000.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2020.

Notary Public

My Commission Expires: 7/5/2021

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Dickerson Ventures, LLC 7101 Cockrill Bend Boulevard Nashville, Tennessee 37209	050-00-0-159.00	SAME AS OWNER

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, **TKM REAL ESTATE, LLC, a Tennessee limited liability company** (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **DICKERSON VENTURES, LLC, a Tennessee limited liability company** (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that currently is municipally known as Map and Parcel No. 050-00-0-159.00 and 3570 Dickerson Road in Davidson County, Tennessee.

This conveyance is made "AS IS, WHERE IS", without representation or warranty of any kind except as expressly set forth herein, and is subject to all real estate property taxes and assessments for the year 2020 and all subsequent years and all limitations, restrictions and encumbrances of record (including the deed of trust currently of record benefitting CapStar Bank) (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives, heirs, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

[Signature page follows]

[Signature page to Special Warranty Deed]

WITNESS the signature of the Grantor this 19th day of ~~August, 2020~~ October, 2020.

GRANTOR:

TKM REAL ESTATE, LLC

By: _____
William T. Minor,
Manager and President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named William T. Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager and President of **TKM Real Estate, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Manager and President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager and President.

WITNESS my hand, at office, this 10 day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2021

SUSAN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A CERTAIN TRACT OF LAND LYING IN THE THIRD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING A PORTION OF PARCEL 33 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 50. SAID PARCEL IS LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AND BEING SOUTH 03 DEGREES 22 MINUTES 16 SECONDS WEST, 313.70 FEET FROM THE SOUTHERLY RADIUS RETURN OF BELLSHIRE DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE AN 80' PUBLIC RIGHT-OF-WAY AS SHOWN ON T.D.O.T. RIGHT-OF-WAY PLANS, PROJECT NO. F-011-3(2), SHEET 10, DATED 06/25/49, AT THE SOUTHEASTERLY CORNER OF THE SOUTHERLY HALF OF LOT 1 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 2133, PAGE 114, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 02 DEGREES 41 MINUTES 44 SECONDS, A RADIUS OF 11,500.00 FEET, AN ARC LENGTH OF 541.05 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 541.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A NEW LINE OF DIVISION, SEVERING THE PROPERTY OF CHAMBLISS DENNY PROPERTIES, L.L.C. OF RECORD AS INSTRUMENT NUMBER 20041015-0124507, R.O.D.C.T., FOR THE NEXT EIGHT CALLS:
1) SOUTH 79 DEGREES 28 MINUTES 27 SECONDS WEST, 341.30 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
2) SOUTH 11 DEGREES 07 MINUTES 34 SECONDS EAST, 99.28 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
3) SOUTH 77 DEGREES 09 MINUTES 00 SECONDS WEST, 155.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
4) NORTH 23 DEGREES 03 MINUTES 32 SECONDS WEST, 96.58 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
5) NORTH 35 DEGREES 13 MINUTES 24 SECONDS WEST, 227.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
6) NORTH 43 DEGREES 33 MINUTES 34 SECONDS WEST, 229.63 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
7) NORTH 50 DEGREES 15 MINUTES 23 SECONDS WEST, 132.98 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
8) NORTH 50 DEGREES 47 MINUTES 02 SECONDS WEST, 282.21 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES IN THE EASTERLY LINE OF LOT 144 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE TERRACE, SECTION 1, PHASE 1, OF RECORD IN PLAT BOOK 6250, PAGE 132, R.O.D.C.T.;

THENCE, WITH SAID LOT 144, LOT 145 AND THE EASTERLY TERMINUS OF EWING CREEK DRIVE AS SHOWN ON SAID PLAT ENTITLED BELLSHIRE TERRACE, SECTION 1, PHASE 1, FOR THE NEXT THREE

CALLS:
1) NORTH 26 DEGREES 46 MINUTES 39 SECONDS EAST, 129.66 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHEASTERLY TERMINUS OF EWING CREEK DRIVE;
2) NORTH 27 DEGREES 03 MINUTES 31 SECONDS EAST, 40.43 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY TERMINUS OF EWING CREEK DRIVE;
3) NORTH 27 DEGREES 00 MINUTES 30 SECONDS EAST, 172.50 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWESTERLY CORNER OF LOT 152 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 2133, PAGE 114, R.O.D.C.T.;
THENCE, WITH LOTS 1 & 149- 152 OF SAID BELLSHIRE ESTATES, SECTION 5, SOUTH 74 DEGREES 14 MINUTES 16 SECONDS EAST, 1010.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 653,295 SQUARE FEET OR 15.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TKM REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM CHAMBLISS DENNY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BY AND THROUGH ALL OF ITS PARTNERS STEVE DENNY, TERRY DENNY, AND SCOTTY CHAMBLISS, OF RECORD IN INSTRUMENT NO. 201410310100555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Chris Raybeck, 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 executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Chris Raybeck, 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: 7-5-2021

Notary's Seal (If on paper)

