This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File# 2020-105

Karen Johnson Davidson County
Batch# 505423 DEEDWARRSP
10/30/2020 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $4,987.60
20201030-0127113

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Shaukatali, Inc., a Tennessee corporation	(NAME) Same as new owner	#14900035200
(STREET ADDRESS) 2819 Murfreesboro Pike	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KAPA Venture, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said, **Shaukatali, Inc., a Tennessee corporation,** Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to KAPA Ventures, LLC, a Tennessee limited liability company, by deed of record in Instrument #20140509-0039972, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $1,348,000.00

Subscribed and sworn to before me this the 29th day of October, 2020.

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

Affiant

My commission expires: 10-02-2022

Notary Public

This is unimproved property known as 2819 Murfreesboro Pike, Nashville, Davidson Co., Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth herein, the real estate is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing

whatsoever whereby said real estate, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This Special Warranty Deed may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

Witness our hand this 29th day of October, 2020

KAPA Ventures, LLC, a Tennessee limited liability company

By: Pete McNamara
Its: Pete McNamara, Member

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

State of Tennessee)
County of Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, Pete McNamara, 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 the Member of 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 and official seal at Nashville, Tennessee, this 29th day of October, 2020.

Marjorie A Haines
Notary Public
My commission expires: 10-02-2022

ENCUMBRANCES

1. 2021 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, Register's Office, Hamilton County, Tennessee.
3. Subject to open space easements as set forth in instruments recorded in Book 7465, page 739, Register's Office, Davidson County, Tennessee; as modified in Book 7666, page 151, said Register's Office; and as modified in Book 10342, page 736, said Register's Office.
4. Subject to Sanitary Sewer Easement as set forth in instrument recorded in Book 7666, page 156, Register's Office, Davidson County, Tennessee.
5. Subject to Drainage Easement of record in Book 7465, page 756, Register's Office, Davidson County, Tennessee.
6. Subject to all matters shown on plats recorded in Book 7900, page 77, Register's Office, Davidson County, Tennessee.
7. Subject to all matters shown on Survey prepared by Thomas, Miller & Partners, Surveyors (Survey #95019), dated 3/20/1995; last revised 12/14/1995, including, but not limited to the power poles and overhead electric lines as shown on said survey.

8. Subject to Joint Easement Agreement between CRT Hamilton Corporation and Saba's Ventures, Inc., recorded in Book 10435, page 443, Register's Office, Davidson County, Tennessee; as amended in Book 10451, page 705, said Register's Office.
9. Subject to ALTA Survey by Brown Land by Brown Land Surveying, LLC, dated March 24, 2014, shows wall and parking spaces encroaching Open Space Easement.

1.

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

