3rd

Karen Johnson Davidson County
Batch# 516691 DEEDWARRSP
11/13/2020 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20201113-0134457

FROM: MAGNOLIA PROPERTIES, a Tennessee general partnership
TO: BSM BURKITT, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
BSM Burkitt, LLC 3011 Armory Drive, Ste. 120 Nashville, TN 37204-3721	(same)	Map 186, Parcel 14

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Fifty Thousand and No./100 Dollars ($1,350,000.00).

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2020.

Notary Public

My Comm. Expires: 7-3-2023

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged MAGNOLIA PROPERTIES, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BSM BURKITT, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee; also being that parcel of land located in the southeast quadrant of the intersection of Nolensville Road and Burkitt Road and further described according to a survey made by C. Michael Moran, R.L.S., 245 Noah Drive, Franklin, Tennessee 37064, Tennessee No, 970, dated May 5, 2005, revised March 22, 2006, as follows:

BEGINNING at an iron rod situated at the intersection of the easterly margin of Nolensville Road (70 feet, more or less) and the southerly margin of Burkitt Road (50 feet, more or less); thence leaving the said margin of Nolensville Road and with the said southerly margin of Burkitt Road North 87° 27' 47" East, 352.47 feet to an iron rod; said iron rod

being the most northwesterly corner of the Michael Ray Bolton, et ux, property as of record in Book 4857, Page 813, Register's Office, Davidson County, Tennessee; thence leaving the said margin of Burkitt Road and along the boundary line of Bolton South 23° 40' East, 171.98 feet to an iron rod; thence South 67° 55' West 259.50 feet to an iron rod situated in the aforementioned margin of Nolensville Road; thence, leaving the boundary line of Bolton and along the said margin of Nolensville Road, North 37° 02' 13" West, 300.00 feet to the point of beginning, and containing 1.51 acres (63,878 square feet) according to said survey.

Being the same property conveyed to MAGNOLIA PROPERTIES by deed from JACK HOWARD SELLS, and wife, BETTY ANN SELLS, as to a fifty (50%) percent undivided interest, and PEGGY O'NEIL SELLS, a single person, as to a fifty (50%) percent undivided interest, of record as Instrument No. 20060330-0036280, dated March 29, 2006 and recorded on March 30, 2006, in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes for the year 2020, a lien, now due and payable.

2. Grant of Overhead Line Easement of record in Instrument No. 20060811-0099171, Register's Office for Davidson County, Tennessee.

3. Title to and rights of others in that portion of the Property within the bounds of an existing turning lane crossing in the northwesterly portion of the Property; and

4. Any and all matters that would be disclosed by an accurate and complete land survey of the Property.

This is unimproved property located at the intersection of Nolensville Road and Burkitt Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized in fee of the property, that GRANTOR has a good right to sell and convey the same and that the property is free from all encumbrances, except to the extent otherwise set forth herein, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 13 day of November, 2020.

GRANTOR:

MAGNOLIA PROPERTIES,
a Tennessee general partnership

By: _____
Name: Kamel Daouk
Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVISON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kamel Daouk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Managing Partner of **MAGNOLIA PARTNERS**, the within bargainor, a Tennessee general partnership, and that Kamel Daouk as such Managing Partner, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at office in the City of Nashville, County of Davidson, State of Tennessee, this the 12 day of November, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

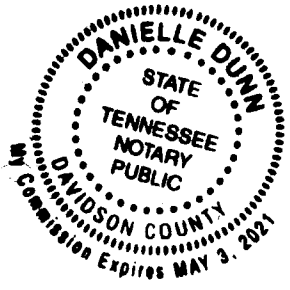
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

202011130134457