Karen Johnson Davidson County
Batch# 516741 DEEDWARRSP
11/13/2020 03:58:30 PM 7 pgs
Fees: $38.00 Taxes: $13,875.00
20201113-0134530

# SPECIAL WARRANTY DEED

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of November, 2020.<br><br>Notary Public<br>My Commission Expires: _____ |
|---|---|
| **Jennifer S. Ghanem, Esq.**<br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, Tennessee 37203**<br><br>BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023 | |

## SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| JJA PROPERTIES TN, LLC<br>Attn: Joe Agresti<br>PO Box 8999<br>The Woodlands, TX 77387 | New Owner | Tax Parcel ID No.<br>107-00-0-064.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTH NASHVILLE K.C. CLUB, INC.** a Tennessee public benefits corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JJA PROPERTIES TN, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract(s) or parcel(s) of land in Davidson County, Tennessee, more particularly described on as follows:

See **Exhibit "A"**

This property is commonly known as: **2300 Knights of Columbus Blvd, Nashville, Tennessee**

**TO HAVE AND TO HOLD** said real estate and all improvements located thereon, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth on **Exhibit "B"**. Grantor further covenant and binds itself, its successors and assigns to warrant and forever

defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons whatsoever claiming through or under Grantor, but not 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.

**[SIGNATURES ON FOLLOWING PAGE]**

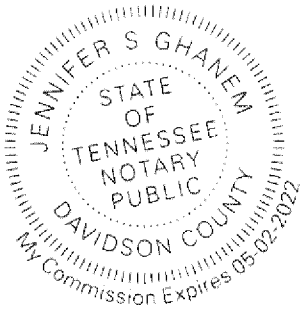
*South Nashville K.C. Club, Inc.*

By: _____
Name: Michael J. O'Connor
Its: Authorized Agent

STATE OF TENNESSEE )
:
COUNTY OF DAVIDSON )

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **MICHAEL J. O'CONNOR** whose name as authorized agent of **SOUTH NASHVILLE K.C. CLUB, INC.**, a Tennessee public benefit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such authorized signatory, and with full authority, executed the instrument voluntarily for the said company on the day the same bears date.

Given my hand and official seal this the 12th day of November., 2020.




_____
Notary Public
My Commission Expires: _____

# EXHIBIT "A"

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, on the north side of Dabbs Avenue, more particularly described as follows:

Beginning at a point on the southeast corner of the property on the northern side of Dabbs Avenue at an iron pipe having Tennessee-Arkansas Grid System Station N637,601.5, *EL,* 796,515.5 and running along the said Knights of Columbus Recreational Property, North 6° 39' East a distance of 551 feet to an iron pin in the ground which is the northeast corner of the property; thence, turning and running North 86° 28' West a distance of 33.2 feet to a wooden stake marking the right of way line of 1-40; thence turning and running, North 79° 14' West a distance of 792.2 feet along the right of way of route 1-40 to an iron pipe; thence, turning and running South 3° 04' West along a fence 273.7 feet to a turn in the fence row of W. A. Strasser's property; thence turning and running South 4° 28' East with the fence row a distance of 58 feet; thence turning and running South 7° 03' East with the fence row a distance of 208.0 feet; thence turning and running. South 8° 10' East with the fence row a distance of 346.9 feet to a corner post; thence, turning and running North 74° 51' East with the right of way line of Dabbs Avenue, a distance of 706.8 feet to the point of beginning, the parcel containing twelve and seven tenths.(12.7) acres, more or less. Being the same property described according to a survey made by United Engineering Services, Inc., of 1333 Vultee Boulevard, Nashville, Tennessee, on May 16, 1961.

Being the same property conveyed to SOUTH NASHVILLE K.C. CLUB, INC., by Installment Deed from WILLIAM A. STRASSER AND WIFE, MINNIE LEE STRASSER, of record in Book 4025, page 828, dated June 10, 1966, said Register's Office.

Being further conveyed to SOUTH NASHVILLE K.C. CLUB, INC. by Quitclaim Deed from METROPOLITAN NASHVILLE AIRPORT AUTHORITY, of record in Book 8683, page 702, dated June 29, 1992, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 8683, page 698, said Register's Office.

TRACT 2:

Beginning at a point 10 feet north of the northerly R.O.W. line of existing Dabbs Avenue said point of beginning being N 83° 27' 52" W 933.97 feet from the westerly R.O.W. line of McGavock Pike.

Thence from said point of beginning the following 6 courses and distances: (1) N 83° 27' 52" W 158.53 feet; (2) continuing with said R.O.W. line and by a curve to the left having a radius of 335.00 feet and an arc distance of 52.96 feet; (3) with the line of South Nashville K. C. Club, Inc. N 06° 24' 51" E 473.98 feet to a point in the southerly R.O.W line of New Dabbs Avenue; (4) with said R.O.W. line S 79° 13'5" E 108.79 feet; (5) continuing with said R.O.W. line and by a curve to the right having a radius of 5,693.58 feet and an arc distance of 149.44 feet; (6) leaving with said R.O.W. line with a new line S 12° 16' 32" W 451.03 feet to the point of beginning, containing 2.48 acres, more or less.

Being part of the same property conveyed to METROPOLITAN NASHVILLE AIRPORT AUTHORITY by Deeds of record in Book 4573, page 170, and Book 4614, page 126, Register's Office for Davidson County, Tennessee.

METROPOLITAN NASHVILLE AIRPORT AUTHORITY further conveyed said property by Quitclaim Deed unto SOUTH NASHVILLE K.C. CLUB, INC., of record in Book 8683, page 702, dated June 19, 192, said Register's Office.

Which property is inclusive of and otherwise described as follows:

A tract of land in the 13th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Knights of Columbus Blvd. On the east south and west by the Metropolitan Nashville Airport Authority as recorded in Book 5169, Page 396, Register's office Davidson County, Tennessee. Tract being described as follow:

Point of Beginning being an iron rod old at the northeastern corner of the said Metropolitan Nashville Airport Authority tract and being on the southern ROW of Knights of Columbus Blvd.; thence with said ROW South 79°13'40" East a distance of 821.79' to a point;
thence South 79°13'40" East a distance of 108.79' to a point;
thence with a curve turning to the right with an arc length of 149.45', with a radius of 5693.58', with a chord bearing of South 78°28'32" East, with a chord length of 149.45'to an iron rod old;
thence with the common line of the said Metropolitan Nashville Airport Authority tract South 12°16'36" West a distance of 451.03' to an iron rod old;
thence North 83°27'48" West a distance of 158.53' to an iron rod new:
thence with a curve turning to the left with an arc length of 52.96', with a radius of 335.00', with a chord bearing of North 87°59'28" West, with a chord length of 52.90' to an iron rod old;
thence South 06°24'55" West a distance of 10.13' to a rod new;
thence with a curve turning to the left with an arc length of 70.33', with a radius of 325.00', with a chord bearing of South 81°00'16" West, with a chord length of 70.19' to a rod new;
thence South 74°48'04" West a distance of 635.68' to a rod new;
thence North 08°22'39" West a distance of 351.69' to a rod new;
thence North 07°07'56" West a distance of 207.94' to a rod new;
thence North 04°23'56" West a distance of 58.11' to an iron rod old;
thence North 03°10'04" East a distance of 200.40' to the point of beginning,

Being part of the same property conveyed to JJA PROPERTIES TN, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SOUTH NASHVILLE K.C. CLUB, INC dated November 12, 2020 of record as Instrument No. _____, said Register's Office.

**EXHIBIT "B"**

1. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Quitclaim Deed of record in Book 8683, page 702, said Register's Office.

2. Easement Agreement for Aviation and Contract of record in Book 4630, page 244, said Register's Office.

3. Easement Agreement for Pipeline of record in Book 5025, page 984, and Book 8683, page 708, said Register's Office.

4. Easement Agreement for Roadway Purposes of record in Book 8683, page 684, said Register's Office.

# True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23