Karen Johnson Davidson County
Batch# 522396 DEEDWARRSP
12/01/2020 10:57:30 AM 6 pgs
Fees: $33.00 Taxes: $3,237.50
20201201-0139370

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $875,000.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
6640 Nolensville Road, LLC	SAME	Map and parcel 18100028500
2964 PEACHTREE RD NW STE 650		
ATLANTA, GA 30305-2477		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Highpoint Investors, a Tennessee general partnership** ("Grantor") does hereby bargain, sell, transfer and convey unto **6640 Nolensville Road, LLC,** a Georgia limited liability company, ("Grantee") its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **6640 Nolensville Road, LLC**, its successors and assigns, forever.

AND **Highpoint Investors, a Tennessee general partnership**, does covenant that

it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit B attached hereto.

AND **Highpoint Investors, a Tennessee general partnership** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **6640 Nolensville Road, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

The subject property is unimproved property known as Nolensville Pike, Brentwood, TN 37027.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 19th day of November, 2020.

Highpoint Investors, a Tennessee general partnership

By _____
Kenneth M. Premo, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Kenneth M. Premo**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), who acknowledged that he is the Managing Partner of **Highpoint Investors**, a Tennessee general partnership and the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Highpoint Investors, a Tennessee general partnership as its Managing Partner.

WITNESS my hand and official seal at office this 19th day of November, 2020.

_____
Notary Public

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

A parcel of land located in the 5th Civil District of Davidson County, Tennessee. Being bounded on the North by Larry R. and Mary F. McGowan (Map 181, Parcel 45.00 D.BK. 4755, Pg. 70), on the East by the Western right of way of Missionary Way, the South by the Northern right of way of Anders Drive, and the West by the Eastern right of way of Nolensville Pike. Being more particularly described as follows.

Beginning at an iron pin with cap stamped (SEC). Said pin being in the Southern line of Larry R. and Mary F. McGowan and a point in the Eastern right of way of Nolensville Pike; thence, leaving said right of way and with McGowan's Southern line North 54 degrees 45 minutes 09 seconds East for a distance of 307.14' to an iron pin with cap stamped (SEC). Said pin being a Western corner of the right of way of Missionary Way;
thence, with Missionary Way's Western right of way and leaving McGowan's South 42 degrees 01 minutes 11 seconds East for a distance of 127.45' to an iron pin with cap stamped (SEC);
thence, with a curve turning to the right with an arc length of 39.27', with a radius of 24.99', with a chord bearing of South 02 degrees 58 minutes 22 seconds West, with a chord length of 35.35', to an iron pin with cap stamped (SEC). Said pin being in the Northern right of way of Anders Drive;
thence, with said right of way for the next 3 calls:
1) South 47 degrees 58 minutes 49 seconds West for a distance of 99.31' to a punch hole in the sidewalk;
2) thence, South 54 degrees 49 minutes 23 seconds West for a distance of 75.54' to an iron pin with cap stamped (SEC);
3) thence, South 47 degrees 58 minutes 49 seconds West for a distance of 80.69' to a punch hole in the sidewalk;
thence, with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of North 87 degrees 01 minutes 11 seconds West, with a chord length of 35.36', to an iron pin with cap stamped (SEC). Said pin being in the Eastern right of way of Nolensville Pike;
thence, with said right of way North 42 degrees 01 minutes 11 seconds West for a distance of 154.67' to the point of beginning. Having an area of 50,464 square feet, 1.16 acres. According to a ALTA/ACSM Land Title Survey by David A. Parker, TN R.L.S. No. 2381, of SEC, Inc., dated April 28, 2020 and revised June 2, 2020 and designated as Project No. 20082.

Being a portion of the same property conveyed to Highpoint Investors, LLC, a Tennessee limited liability company by Warranty Deed from Shabbir S. Bahora and wife, Zarina S. Bahora, of record in Instrument No. 20070629-0077940, in the Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on June 29, 2007.

Being a portion of the same property conveyed to Highpoint Investors, a Tennessee general partnership, by Quitclaim Deed from Highpoint Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20101210-0104008, in the Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

Exhibit B
Title exceptions

1. All matters shown on that certain ALTA/ACSM Land Title Survey by David A. Parker, TN R.L.S. No. 2381, of SEC, Inc., dated April 28, 2020 and last revised June 2, 2020 and designated as Project No. 20082.

2. Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 20090309-0020517, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20101216-0100068, Register's Office of Davidson County, Tennessee.

4. Right of Way for Nolensville Pike.

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY