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Karen Johnson Davidson County
Batch# 524716 DEEDWARRSP
12/04/2020 12:10:56 PM 6 pgs
Fees: $33.00 Taxes: $61,975.00

20201204-0141159

This Instrument Prepared By:
Varnum LLP
101 N. Main St, Suite 525
Ann Arbor, Michigan 48104

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
321 WALTON LANE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701	321 WALTON LANE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701
Map & Parcel Nos.: 051-00-0-140.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, FAWNWOOD GENERAL PARTNERSHIP, a Tennessee General Partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 321 WALTON LANE LLC , a Texas limited liability company ("Grantee"), its successors and assigns, certain tracts of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property commonly known as 321 WALTON LANE, MADISON, TENNESSEE.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by,

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of November 2020.

FAWNWOOD GENERAL PARTNERSHIP,
a Tennessee General Partnership

By: _____
Name: S. Anthony Azar
Its: Manager

STATE OF North Carolina)
COUNTY OF Gaston)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, S. Anthony Azar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager for Fawnwood General Partnership, a Tennessee General Partnership, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 30th day of November 2020.

_____
Notary Public

My Commission Expires:

11-3-2023

ASHLEY ADAMS
Notary Public
Gaston
County
NORTH CAROLINA

[*Special Warranty Deed Signature Page*]

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 16,750,000.00.

Affiant _____

Subscribed and sworn to before me this 18th day of ~~November~~ December 2020.

My Commission Expires:

_____

_____
Notary Public

AMANDA VOGEL
Notary Public, State of Texas
Comm. Expires 07-26-2022
Notary ID 131657704

Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL 1:

FAWNWOOD:

A tract of land in the First Civil District, Metropolitan Nashville, Davidson County, Tennessee and being a part of Lots 8 and 9 on the plan of Craighead Lands as of record in Plan Book 1, Page 20, and Minute Book "I", Pages 108 and 109, Chancery Court of Nashville and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Walton Lane at the original comer of Lots No. 9 and 10 and also being N 88 24' 00" W 430 feet more or less, from the westerly R.O.W. of Lewis Road extended as measured along the southerly R.O.W. of Walton Lane; thence

1. With the southerly R.O.W. of Walton Lane S 88 24' 00" E 658.88 feet to an iron pin set at the northwesterly corner of Briggs property as of record in Will Book 69, Page 859, R.O.D.C., Tennessee; thence,

2. With the westerly line of Briggs and with an old fence line S 1 58' 00" W 233.00 feet to an existing iron pin; thence,

3. N 88 24' 00" W 119.00 feet to an iron pin set then S I 58' 00" W 107.10 feet to an existing iron pin; thence,

4. N 88 59' 00" W 16.50 feet to an iron pin set; thence

5. Continuing with the westerly line of Briggs (in part) and Joel Vrandenburg as of record in Deed Book 3808, Page 859, R.O.D.C. S 1 42' 00" W. 275.02 feet to an iron pin set on the northerly right-of-way of Briley Parkway; thence,

6. With the northerly R.O.W. of Briley Parkway N 88 02' 00" W 236.41 feet to an existing concrete highway monument; thence,

7. N 71 35' 21" W 274.40 feet to an existing concrete highway monument at the present southeasterly corner of William W. Cayce Property as of record in Deed Book 5269, Page 57, R.O.D.C., Tennessee; thence,

8. With the easterly line of Cayce N 00 43' 08" 534.85 feet to the point of beginning and containing 335,795 square feet or 7.709 acres.

Being the same property as conveyed to Edwin B. Raskin, Trustee by deed from Walton Lane Associates dated April 15, 1981 recorded in Book 5733, Page 351, Register's Office of Davidson County, Tennessee, but excluding that portion conveyed to the Metropolitan Government of Nashville and Davidson County, by deed from Harry G. Hammerly and Fred B. Shipman, d/b/a Fawnwood Apartments, a partnership, of record in Book 4863, Page 994, Register's Office of said county.

Also described in that certain survey prepared by Brian McMeans, RLS No. 2645, Global Surveying LLC, dated December 28, 2017, as:

Beginning at a utility pole in the right-of-way in of Walton Lane (being a 50' right of way) and being located N 85°51'21" W a distance of 449.11' from the point of intersection of the centerlines of Walton Land and Lewis Road, thence going S 84°18'57"E a distance of 658.88' to a 1/2" iron rod (old) being the northeast corner of this described property and the northwest corner of Dorsey H. Tynes(DB-201405070038906); thence leaving Walton Lane and going with the Tynes property S 06°02'33" W a distance of 233.05' to a 1/2" iron rod (old); thence N 84°20'36" W a distance of 118.95' to a 1/2" iron rod (old); thence S 05°59'26" W a distance of 107.00' to a 1/2" iron rod (old); thence N 84°58'45" W a distance of 16.72' to a 1/2" iron rod (old); thence with the Tynes property and the properties of Lot 2A of Kinsington Chase Subdivision belonging to Ronda K. Hunter (DB-200206060069080), Lot 1B belonging to Zobair and Nasrian Rahimi (DB-200807030069086), and Lot 1A belonging to Linda Maria Thompson (DB-200112070135339) S 05°51'01"W a distance of 275.00' to a 6" concrete monument (old) in the north right-of-way of Briley Parkway (being a T.D.O.T. planned right-of-way) being the southeast corner of this described property and the southwest corner of Thompson; thence leaving Thompson and going with the Briley Parkway right-of-way N 84°04'39"W a distance of 236.74' to a 1/2" iron rod (old); thence N 67°14'16" W a distance of 274.17' to a 1/2" iron rod (old) being the southwest corner of this described property and the southeast corner of Lot 2 of Cayce Estates Subdivision, Phase 1, belonging to Judith K. Stewart (DB-000110070000514)' thence leaving Briley Parkway and going with the Stewart property and the property of Lot 1 belonging to Marco and Rita Duran (DB-000111130000062) N 03°22'12" E a distance of 534.23' to the point of beginning, having an area of 7.71 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on December 28, 2017.

Being the same property conveyed to Fanwood Apartments, LLC by Special Warranty Deed of record at Instrument No. 20130917-0097996, dated 09/13/2013 and recorded 09/17/2013, in the Register's Office of Davidson, Tennessee.

The following is for informational purposes only:

Property Address: 321 Walton Lane

Madison, TN 37115

051-140.00

Exhibit B

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. Taxes for the year 2020, a lien due and payable, but not delinquent.

8. Sewer Easement of record in Book 4799, Page 270, in the Register's Office for Davidson County, Tennessee, shown on the Survey dated October 13, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A..

9. Deed of Conveyance of Sewer lines of record in Book 4819, Page 709, in the Register's Office for Davidson County, Tennessee, shown on the Survey dated October 13, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A..

10. Grant of Easement of record in Instrument Number 20141030-0100323, in the Register's Office for Davidson County, Tennessee, shown on the Survey dated October 13, 2020, prepared by Robert J. Winicki, TN RLS# 3317 of Blew & Associates, P.A..