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Karen Johnson Davidson County
Batch# 525932 DEEDWARRSP
12/08/2020 08:08:43 AM 5 pgs
Fees: $28.00 Taxes: $51,430.00

20201208-0141942

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*
110 ARCHWOOD PLACE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701	110 ARCHWOOD PLACE LLC c/o GVA Pro LLC 500 W. 2nd St. Suite 1900 #29 Austin, Texas 78701
Map & Parcel Nos.: 043-11-0-187.00.	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, ARCHWOOD GENERAL PARTNERSHIP, a Tennessee General Partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 110 ARCHWOOD PLACE 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 110 ARCHWOOD PLACE, 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, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

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

ARCHWOOD GENERAL PARTNERSHIP,
a Tennessee General Partnership

By: _____
Name: S. Anthony Azar
Its: Authorized Signatory

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 Authorized Signatory for Archwood 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 $ 13,900,000.00.

Affiant _____

Subscribed and sworn to before me this 1st 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:

ARCHWOOD:

Land in the 11th Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr. Surveyor Lic No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the map of the Survey of Anderson Tract, which Plan is of record in Book 1835, Page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, Page 37, said Register's Office, and according to said survey being more particularly described as follows:

BEGINNING at an iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min. 40 sec. East 435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 186, 587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec. West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg. 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min. 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map 43-11; thence North 86 deg. 17 min. 40 sec. West, with the North line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less

Being the same property conveyed to Archwood Meadows LLC by Special Warranty Deed of record at Instrument No. 20150312-0021354, dated 03-11-2015 and recorded 03-12-2015, in the Register's Office of Davidson, Tennessee.

The following is for informational purposes only:

Property Address: 110 Archwood Place
Nashville, TN. 37115
043-11-0-187

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. Taxes for the year 2021, a lien not yet due and payable.

8. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37 and in Plat Book 1835, Page 34, Register's Office for Davidson County, Tennessee, shown on the Survey dated 10/01/2020, prepared by Robert J. Winnicki, TN RLS No. 3317 of Blew & Associates, P.A.

9. Grant of Easement of record in Instrument Number 20170717-0071698 and 20110930-0075713, in the Register's Office for Davidson County, Tennessee, shown on the Survey dated 10/01/2020, last revised prepared by Robert J. Winnicki, TN RLS No. 3317 of Blew & Associates, P.A.

10. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

11. Matters shown on survey prepared by Steven D. Delle, TN RLS No. 1710 of Delle Land Surveying, dated January 12, 2018 and identified as Job No. 06590, including but not limited to:

    a. 2.92' Fence Line Encroachment on adjoining parcel
    b. 10' Minimum Building Setback Line
    c. 40' Minimum Building Setback Line
    d. 35' Minimum Building Setback Line

12. Matters shown on survey prepared by Robert J. Winnicki, TN RLS No. 3317 of Blew & Associates, P.A., dated 10/10/2020 and identified as Job No. 20-4858, including but not limited to:

    a. 75' Building Setback Line
    b. Fence Line Encroachment on adjoining parcel