Karen Johnson Davidson County
Batch# 532733 DEEDWARRSP
12/14/2020 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201214-0146597

SPECIAL WARRANTY DEED

FROM: State Volunteer Mutual Insurance Company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: RS Hog Properties

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
RS Hog Properties 102 Woodmont Blvd, Suite LL-110 Nashville, TN 37205	Same	Williamson County: Map 12D-C, Parcel 17 Davidson County: Map 159, Parcel 220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,300,000.00.

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Mandy Gomaz
Affiant

Sworn to and subscribed before me, this 8th day of December 2020.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **State Volunteer Mutual Insurance Company**, a Tennessee corporation (hereinafter called the "Seller"), have bargained and sold, and by these presents does transfer and convey unto **RS Hog Properties**, a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, that certain tract of land in Williamson County and Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 101 Westpark Drive, Brentwood, Williamson County and Davidson County, Tennessee 37027.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 8 day of December, 2020.

SELLER: State Volunteer Mutual Insurance Company, a Tennessee corporation

By: _____

Title: Chief Financial Officer

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Ricciardelli with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Financial Officer of State Volunteer Mutual Insurance Company, the within named bargainor, a corporation, and that he/she as such Michael Ricciardelli, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Chief Financial Officer

Witness my hand and seal at office in Brentwood, Tennessee, this 8th day of December, 2020.

Renee A. Lewis
Notary Public

My Commission Expires: 1-24-2021

RENEE A. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Land in Williamson County, Tennessee, being Lot(s) 16A, as shown on the map entitled Final Plat, Section 9 of Maryland Farms, of record in Plat Book 8, page 131, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, by deed from MARYLAND FARMS DEVELOPERS, LTD, A TENNESSEE LIMITED PARTNERSHIP, of record in Book 477, page 148, dated March 29, 1984, said Register's Office.

Being the same property conveyed to STATE VOLUNTEER MUTUAL INSURANCE COMPANY by deed from MFV, LTD, of record in Book 4866, page 179, dated June 30, 2009, Register's Office for Williamson County, Tennessee.

Tract II

Beginning at a point on the Williamson-Davidson County line at the westerly right-of-way line of Westpark Drive a 100 foot road, as recorded in Book 5200, page 480, Register's Office, Davidson County, Tennessee and proceeding as follows:

With the Williamson-Davidson County line N 86° 06' 46" W 536.65 feet to an iron rod; thence,
N 3° 43' 00" E 71.33 feet to an iron rod on the south right-of-way line of Old Hickory Boulevard, a 120 foot road; thence,
With said line S 88° 11' 57" E 508.75 feet; thence,
S 41° 55' 20" E 49.75 feet to an iron rod on the west right-of way line of Westpark Drive, thence,
Southwardly with a 377.72 foot radius curve to the right 55.70 feet to the point of beginning, said curve has a chord bearing and distance of S 11° 20' 35" W 55.65 feet and contains 1.00 acres.

All of the above property described as Tract II lying in Davidson County, Tennessee.

Being the same property conveyed to STATE VOLUNTEER MUTUAL INSURANCE COMPANY, by deed from MARYLAND FARMS DEVELOPERS, LTD,. A TENNESSEE PARTNERSHIP, of record in Book 6273, page 167, dated March 29, 1984, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to STATE VOLUNTEER MUTUAL INSURANCE COMPANY by deed from MFV, LTD, of record as Instrument Number 20201015-0119946, Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 8, page 9 and Plat Book 8, page 131, said Register's Office. (Tract I)

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 635, page 680 and amended in Book 1354, page 658, Book 1692, page 564 and Book 1723, page 239, said Register's Office. (Tract I)

4. Reciprocal Access and Cross Parking Easement of record in Book 477, page 143 and Book 842, page 195, said Register's Office. (Tract I)

5. Matters shown on the Plan of record in Plat Book 5200, page 480, said Register's Office. (Tract II)

6. Reciprocal Access and Cross Parking Easement of record in Book 8077, page 228, said Register's Office. (Tract II)

True Copy Certification

I, Yvonne Hall, do hereby make oath that I am 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BK/PG:8324/252-256

20070232

5 PGS : DEED	
BETH LYNCH 732906 - 20070232	
12/09/2020 - 10:15:34 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	30710.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	30738.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS