Karen Johnson Davidson County
Batch# 540009 DEEDWARRSP
12/22/2020 10:53:30 AM 6 pgs
Fees: $33.00 Taxes: $14,060.00
20201222-0152004

This instrument prepared by:
Drew Strobel, Esquire
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel Numbers
Scannell Properties #477, LLC 8801 River Crossing Blvd. Suite 300 Indianapolis, IN 46240	New Owner	#059-000-063.00 #059-000-224.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we

M&R Land Co., LLC, a Tennessee limited liability company, an undivided 33.3% interest; and Room in the Inn, Inc., a Tennessee nonprofit corporation, an undivided 66.7% interest

("**GRANTORS**"), have bargained and sold, and by these presents do transfer and convey unto

Scannell Properties #477, LLC, an Indiana limited liability company

("**GRANTEE**"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows, to wit:

Land situated in the 2nd Council District of Davidson County, Tennessee, being parcels 63 & 224 on tax map 59, and being more particularly described as follows:
Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 1511+/- feet to an in iron rod set along the southwesterly margin of Whites Creek Pike, at the northwest corner of All Waste Onsite, LLC, Instrument Number 20190807- 0078362, in the Register's Office for Davidson County (R.O.D.C., TN), being at the northeast corner of the subject property, at approximate Tennessee state plane coordinate location of, N:690,090.40 E:1,729,835.40, and being the point of beginning of herein described property;
Thence leaving the margin with said line, South 57 degrees, 12 minutes, 55 seconds West, a distance of 1,026.33 feet to an iron rod found by Dale & Associates at the northwest corner of Harvey W. Coombs, Instrument Number 20190226- 0017150;
Thence with said line, South 05 degrees, 56 minutes, 15 seconds West, a distance of 299.84 feet to an iron rod found by Dale & Associates along the northerly line of Section 3 of Haynes Manor, of record in Plat Book 4175, Page 11, R.O.D.C.,TN;
Thence with the northerly line of lots 346 thru 342, North 84 degrees, 03 minutes, 33 seconds West, a distance of 338.43 feet to an iron rod set at the northeast corner of lot 42 of Section 1, Royal Garden Estates, of record in Plat Book 3700, Page 29, R.O.D.C., TN;

Thence with the northerly line of lots 42 through 39, North 84 degrees, 21 minutes, 43 seconds West, a distance of 387.51 feet to an iron rod set at the northeast corner of lot 38;
Thence with said line North 84 degrees, 12 minutes, 05 seconds West, a distance of 154.80 feet to a 1/4" iron rod found having no cap, on the rear line of lot 44, Section 1 of Ewing Valley, of record in Plat Book 4300, Page 167, R.O.D.C.,TN;
Thence with lots 44 & 45 of section 1 and 46 thru 50 of Section 2 of Ewing Valley of record in Plat Book 4300, Page 184, R.O.D.C.,TN, North 29 degrees, 11 minutes, 48 seconds East, a distance of 510.37 feet to a 5/8" iron rod found having no cap;
Thence with said line, North 60 degrees, 45 minutes, 10 seconds West, a distance of 143.73 feet to a 5/8" leaning iron rod found having no cap;
Thence with said line, South 29 degrees, 18 minutes, 48 seconds West, a distance of 15.01 feet to an iron rod set on the easterly margin of Garrison Drive;
Thence with said line, North 60 degrees, 51 minutes, 59 seconds West, a distance of 94.39 feet to a 120 penny nail found at the south most corner of BT-OH,LLC, of record in Instrument Number 20171005-0102522, R.O.D.C.,TN;
Thence leaving the subdivision and with said line, North 67 degrees, 07 minutes, 12 seconds East, a distance of 1520.25 feet to an iron rod found BWSC on the southwesterly margin of Whites Creek Pike;
Thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 502.92 feet to the point of beginning, having an area of 1,066,377.4 square feet or 24.5 acres of land.
This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on January 13, 2020 and is based on survey work conducted by Dale and Associates in January of 2020, under project number 19146 (the "Survey").

BEING part of the same property conveyed to M&R Land Co., LLC, a Tennessee limited liability company, by deed from Ewing's Creek, LLC, a Tennessee limited liability company, of record in Instrument No. 201806110055710 R.O.D.C., TN. M & R Land Co., LLC, having conveyed a 66.7% interest to Michael J. Nacarato, Jr. by quitclaim deed of record in Instrument No. 201912270133973 R.O.D.C., TN, Michael J. Nacarato, Jr., having conveyed a 66.7% interest to Room In The Inn, Inc., a Tennessee nonprofit corporation, by quitclaim deed of record in Instrument No. 201912270133974, R.O.D.C., TN.

This is unimproved property.

To Have and to Hold the Property with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTORS covenant with GRANTEE that GRANTORS are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as set forth in Exhibit A which is attached hereto and incorporated herein by reference (the "Title Exceptions"). GRANTORS further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS, 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.

Witness our hands this 17th day of December, 2020.

M&R LAND CO., LLC
a Tennessee limited liability company

By: _____
Michael J. Nacarato, Jr., Manager

STATE OF TENNESSEE }
COUNTY OF Davidson

Personally appeared before me, Jan Minshall, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Manager of M&R Land Co., Inc., a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS my hand, this 14th day of December, 2020.

_____
Notary Public

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

My Commission Expires:

1-3-22

[Additional signature and acknowledgment on Following Page.]

ROOM IN THE INN, INC.
a Tennessee nonprofit corporation

By: Rachel Hester
Rachel Hester, Executive Director

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, PAUL SPINEY, a Notary Public, Rachel Hester, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is the Executive Director of Room in the Inn, Inc., a Tennessee nonprofit corporation, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS my hand, this 14th day of December, 2020.

Paul Spiney
Notary Public

PAUL SPINEY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Comm. Expires

My Commission Expires: 7-9-22

STATE OF ~~TENNESSEE~~ ILLINOIS)
COUNTY OF Cook)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000.00.

Witness our hands this 17th day of December, 2020.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF DECEMBER, 2020.

Notary Public

My Commission Expires:
March 16, 2024

E. TOVSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 16, 2024

EXHIBIT A
TITLE EXCEPTIONS

1. Easement(s) contained in a deed of record in Book 4359, Page 878, in the Register's Office of Davidson County, Tennessee.

2. Application for Greenbelt Assessments – Forest of record as Instrument No. 201809050087787, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Landscaping and Maintenance Agreement by and between Ewing's Creek, LLC, a Tennessee limited liability company; Michael J. Nacarato, Jr.; and C&M Leasing, LLC, a Florida limited liability company, of record as Instrument No. 201710050102329, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants and Restrictions by M&R Land, Co., LLC, of record as Instrument No. 201903070021261, in the Register's Office of Davidson County, Tennessee.

5. Application for Greenbelt Assessments Forest Land of record in Instrument No. 202004290044783, in the Register's Office of Davidson County, Tennessee.

6. Application for Greenbelt Assessments Forest Land of record in Instrument No. 202004290044786, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances by and between Roy Dale and The Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 202007230081067, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Temporary Construction Easement by and between Roy Dale and Allwaste Onsite, LLC, its successors and assigns, of record as Instrument No. 202007230081299 in the Register's Office of Davidson County, Tennessee.

9. The following matters shown on the ALTA/NSPS Land Title Survey prepared by Dale & Associates dated January 13, 2020, last revised December 10, 2020:
   a. Encroachment of fence onto the Land; and
   b. Evidence of drainage ditch on the Land

True Copy Certification

I, Christina Griffeth, 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 Illinois

County of Cook

Barbara M. Kimberly

Personally appeared before me, [ ], a notary public for this county and state, [Christina Griffeth] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-22-2023

Notary' Seal (if on paper)

BARBARA M. KIMBERLEY
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Apr 22, 2023