Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353
File No. TN251804064J-A

Karen Johnson Davidson County
Batch# 542135 DEEDWARRSP
12/23/2020 03:48:30 PM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20201223-0153277

This Instrument Prepared by ~~and Return to~~:
Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street, NE, Suite 3000
Attention: W. Nicolas Harper, Esq.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ReCreations Furniture of Tennessee, Incorporated 4319 Sidco Drive Nashville, Tennessee 37204	ReCreations Furniture of Tennessee, Incorporated 4319 Sidco Drive Nashville, Tennessee 37204	Portion of Parcels 118-03-0-005.00 and 118-03-0-092.00

STATE OF Georgia)
)
COUNTY OF DeKalb)

The actual consideration for this transfer is SEVEN HUNDRED THOUSAND AND 00/100THS DOLLARS ($700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 2020.

Notary Public
My Commission Expires: 7-20-2023

J MICHELLE CHUREK NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 20, 2023

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BRAND BERRY HILL APARTMENTS, LLC**, a Georgia limited liability company ("**Grantor**"), herein this day bargained and sold, and does hereby transfer and convey

unto **RECREATIONS FURNITURE OF TENNESSEE, INCORPORATED**, a Tennessee corporation (hereinafter referred to as "**Grantee**"; the terms "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits), the following described tracts or parcels of real property, to wit:

Lot 2, according to the Plat of Fessey Park Subdivision Revision 1, as recorded in Instrument No. 20201221-0151119, in the Register's Office of Davidson County, Tennessee.

Current Source of Title : #20201218-0150625

TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "**Property**").

The Property is unimproved property known as 2600 Fessey Park Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, with all appurtenances, estates, title and interests thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in fee simple and has a good right to convey said Property.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor (other than matters set forth on **Exhibit "A"**), but not otherwise.

[Signature Appears on Following Page]

Witness our hand this 18 day of December, 2020, Grantor, having caused its name to be signed hereto on said day and date.

GRANTOR:

BRAND BERRY HILL APARTMENTS, LLC,
a Georgia limited liability company

By: _____
Name: R. Brand Morgan
Title: Authorized Signatory

State of Georgia, County of DeKalb

I, the undersigned Notary Public of the County and State aforesaid, certify that R. Brand Morgan personally came before me this day and acknowledged that they are the Authorized Signatory of Brand Berry Hill Apartments, LLC, a Georgia limited liability company and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 8th day of December, 2020.

J. Michelle Cheek
Notary Public

My Commission Expires: 7-20-2023

J MICHELLE CHEEK NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 20, 2023

[Signature Page to Special Warranty Deed (ReCreations)]

111263924

Exhibit "A"

1. All taxes for the fiscal year 2021 not yet due and payable, and subsequent years.

2. Perpetual Easement and Right of Way from W. F. Fessey and wife, Sue M. Fessey, to the United States of America, dated July 17, 1942, recorded July 20, 1942 in Book 1181, Page 633, in the Register's Office of Davidson County, Tennessee.

3. Grant of Transmission Line Easement from W. F. Fessey and wife, Sue M. Fessey, to the United States of America, dated February 1, 1941, recorded March 13, 1941 in Book 1196, Page 58, in the aforesaid Register's Office.

4. Easements, boundary lines and rights-of-way as shown on Plan of TVA recorded in Book 1205, Page 51, in the aforesaid Register's Office.

5. Easement from W. F. Fessey and wife, Sue M. Fessey, to the City of Nashville, dated July 18, 1949, recorded August 2, 1949 in Book 1731, Page 238, in the aforesaid Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Ernest R. Buchi to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 29, 1974, recorded May 17, 1974 in Book 4816, Page 405, in the aforesaid Register's Office

7. Grant of Water Line Easement from Erban Commercial Realty, L.P., to Rita McNamee Smith, dated March 1, 1999, recorded March 18, 1999 in Book 11390, Page 46, in the aforesaid Register's Office.

8. Right of the Railroad Company to expand the right-of-way to the full extent of a charter or as set out in T.C.A. 65-6-109.

9. Easement contained in Warranty Deed from Erban Commercial Realty, L.P., a Tennessee limited partnership, to Corporate Properties, a Tennessee general partnership, dated November 5, 2012, recorded November 8, 2012 in Instrument No. 20121108-0103312, in the aforesaid Register's Office.

10. The following matters shown on that certain ALTA/NSPS Land Title & Topographic Survey prepared by S&ME, bearing the seal of L. Brandon Lambert, RLS No. 2828, dated October 16, 2020, last revised November 18, 2020, and designated as Project No. 554717041:
    a. 10 inch corrugated metal pipe runs under one story block building in the western portion of the subject property;
    b. Fences cross the eastern and western property lines;
    c. Overhead power lines cross the eastern, western, northern and southern property lines
    d. Gas lines cross the eastern and southern property lines;

e. Sanitary sewer lines cross the western and southern property lines;
f. Water line crosses the southern property lines;
g. Storm drainage lines cross the western and northern property lines

11. Easements, Rights of Way, Boundary lines and improvements as shown on plat recorded in Instrument No. 20201221-0151119 in the aforesaid Register's Office.

12. Terms and conditions of Temporary Construction and Access Easement Agreement dated Dec. 18, 2020, recorded in Instrument No. 20201218-0150626 in the aforesaid Register's Office.

13. Terms and conditions of easements for access, parking and maintenance set forth in Declaration of Easements with Covenants, Conditions and Restrictions dated Dec.18, 2020 recorded in Instrument No. 202012230153273 in the aforesaid Register's Office.

True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin, 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: March 10, 2021
Notary' Seal (if on paper)

