Return to and
Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

Karen Johnson Davidson County
Batch# 542890 DEEDWARRSP
12/28/2020 02:33:30 PM 7 pgs
Fees: $38.00 Taxes: $23,310.00
20201228-0153705

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
P2 Investment LLC P.O. Box 3407 Brentwood, TN 37027	P2 Investment LLC Same	149030E00200CO 149030E00900CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dover Glen Investors, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **P2 Investment LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a tract of land in Davidson County, Tennessee described on the attached Exhibit A.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and that the same is unencumbered except for the matters described on the attached Exhibit B.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and

forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the execution of this Special Warranty Deed as of this 18 day of December 2020.

GRANTOR:

DOVER GLEN INVESTORS, LLC

By: _____
Faran Ferdowsi, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Faran Ferdowsi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of Dover Glen Investors, LLC, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 18 day of December 2020.

_____
Notary Public

My Commission Expires: 11-26-2023

CASEY LYN FRANGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 26, 2023

{Legal/54171/19064/01916085.DOCX }

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $6,300,000.00

Affiant

Sworn to and subscribed before me this the 18 day of December 2020.

Notary Public

My Commission Expires: 11-26-2023

CASEY CLEVENGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 26, 2023

{Legal/54171/19064/01916085.DOCX }

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, ON THE PLAN OF REVISION 2 OF THE SHOPPES OF DOVER GLEN OF RECORD AT INSTRUMENT NO. 20100818-0065095, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, ON THE PLAN OF RESUBDIVISION OF REVISION 2 OF THE SHOPPES OF DOVER GLEN OF RECORD AT INSTRUMENT NO. 20180806-0076849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO DOVER GLEN INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM RREF SNV III-TN MAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20161115-0120438, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 201008180065095, in the Register's Office of Davidson County, Tennessee.

3. All matters shown on plat(s) of record in Instrument No. 201808060076849, in the Register's Office of Davidson County, Tennessee.

4. Matters contained in Deed of record in Book 1808, Page 316, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Stormwater Detention Agreement, by and between Edge of Lake LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200410200126113, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Stormwater Detention Agreement, by and between Murfreesboro Rd Edge-O-Lake, LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200609070110856, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Restrictive Covenant, by and between Murfreesboro Edge-O-Lake, a Tennessee limited liability company and O'Reilly Automotive, Inc., a Missouri corporation, of record in Instrument No. 200710190124411, in the Register's Office of Davidson County, Tennessee.

8. Charter of the Shoppes of Dover Glen Condominium Owners' Association, Inc. of record in Instrument No. 200903260027322, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Detention Pond Maintenance and Fee Sharing Agreement, by and between Townview Homeowners Association, Inc. and The Shoppes of Dover Glen Condominium Owners' Association, Inc., its members and successors and/or assigns, of record in Instrument No. 201204040028368, in the Register's Office of Davidson County, Tennessee.

10. Articles of Organization of Dover Glen Investors, LLC of record in Instrument No. 201610260113345, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between Dover Glen Investors, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201710300111095, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Reciprocal Easement Agreement, by and between Dover Glen Investors, LLC, a North Carolina limited liability company and Pavilion HR-Murfreesboro, LLC,

a North Carolina limited liability company, of record in Instrument No. 201803010019490, in the Register's Office of Davidson County, Tennessee.

13. Subject to rights of others in and to the common areas and/or elements.

True Copy Certification

I, Denise Griffin, 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 Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Denise Griffin 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: 06/21/2021

Notary Seal:

