THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

34109-1
Box #14

ADDRESS NEW OWNER:

370 Cumberland Way, LLC

370 CUMBERLAND WAY

MADISON, TN 37115

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

052-03-0-190.00

Karen Johnson Davidson County
Batch# 544535 **DEEDWARRSP**
01/04/2021 12:04:40 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00

20210104-0000540

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fidelity Partners, GP, a Tennessee general partnership, successor-by-merger to Cumberland Way Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **370 Cumberland Way, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to Cumberland Way Properties, LLC, a Tennessee limited liability company, by Deed dated June 11, 2015 from David R. Henley of record in Instrument No. 20150616-0057025, Register's Office for Davidson County, Tennessee. Title to the property is now established in Fidelity Partners, GP, a Tennessee general partnership as successor-by-merger to Cumberland Way Properties, LLC, a Tennessee limited liability company, said merger being evidenced by Acknowledgment of Merger, of record in Instrument No. 20151222-0128619, said Register's Office.

THIS is improved property known as 370 Cumberland Way, Madison, TN 37115.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29 day of December, 2020.

Fidelity Partners, GP, a Tennessee general partnership

By: _____
Name: Michael Spurgeon
Its: General Partner

By: _____
Name: Dan Oskin
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Spurgeon and Dan Oskin, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of Fidelity Partners, GP, a Tennessee general partnership, the within-named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

WITNESS my hand, at office, this 29 day of December, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

_____
Affiant

Subscribed and sworn to before me this
29th day of December, 2020.

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

_____
Notary Public
My Commission Expires: _____

EXHIBIT A
Legal Description

LAND lying in Davidson County, Tennessee, being Lot 13 on the Subdivision Plat, Revision Three to Lots 1 & 3 Seventh Day Adventist & Tennessee Christian Medical Center, of record in Instrument No. 20120607-0049930, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TOGETHER with the right of access between Tracts 1 and 2 and Larkin Springs Road over the private roads known as Cumberland Way and Medical Park Drive, as shown on the Plat of record in Instrument No. 20120607-0049930, Register's Office for Davidson County, Tennessee.

Also being the same property described in the ALTA/NSPS Land Title Survey of 370 Cumberland Way by Lowery & Associates, Mitchell Lowery, Tennessee RLS# 2734, dated December 17, 2020 as Job #203124, as follows, to wit:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot 13 on the Subdivision Plat, Revision Three, to Lots 1 & 3 Seventh Day Adventist & Tennessee Christian Medical Center of record in Instrument No. 20120607-0049930, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point at the intersection of the East right of way of Medical Park Drive (having a private 45 foot wide right of way) and the South right of way of Cumberland Way (having a private 45 foot wide right of way); Thence leaving said intersection along said South right of way of Cumberland Way North 85 degrees 04 minutes 54 seconds East a distance of 181.23 feet to a 1/2 inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said South right of way of Cumberland Way the following courses and distances: North 85 degrees 00 minutes 52 seconds East a distance of 123.90 feet to a 1/2 inch capped rebar found; North 80 degrees 29 minutes 32 seconds East a distance of 154.25 feet to a 5/8 inch capped rebar set; Thence leaving said South right of way of Cumberland Way South 04 degrees 52 minutes 24 seconds East a distance of 12.35 feet to a 5/8 inch capped rebar set; Thence South 07 degrees 23 minutes 44 seconds East a distance of 335.73 feet to a 5/8 inch capped rebar set; Thence South 82 degrees 30 minutes 44 seconds West a distance of 274.52 feet to a 1/2 inch capped rebar found; Thence North 07 degrees 58 minutes 00 seconds West a distance of 61.44 feet to a 1/2 inch rebar found; Thence South 86 degrees 21 minutes 11 seconds West a distance of 202.12 feet to a 1/2 inch rebar found on the East right of way of said Medical Park Drive; Thence along said East right of way of Medical Park Drive North 03 degrees 34 minutes 36 seconds West a distance of 20.07 feet to a 1/2 inch capped rebar found; Thence leaving said East right of way of Medical Park Drive North 86 degrees 21 minutes 58 seconds East a distance of 200.72 feet to a railroad spike found; Thence North 07 degrees 52 minutes 06 seconds West a distance of 266.53 feet to a 1/2 inch rebar found; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.281 Acres (99,341 square feet).

EXHIBIT B
Permitted Encumbrances

1 Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2 Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 052-03-0-190.00. 2020 Taxes have been prorated between the parties and paid as part of closing.

3 All Matters shown on the Plan of record in Instrument No. 20120607-0049930, Register's Office for Davidson County, Tennessee.

4 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7043, Page 183, Register's Office for Davidson County, Tennessee.

5 Deeds of Conveyance for sewer purposes in Book 7477, Page 765; Book 8287, Page 88; and Book 8664, Page 65, Register's Office for Davidson County, Tennessee.

6 Access Easement in Book 9663, Page 333, Register's Office for Davidson County, Tennessee.

7 Subject to Restrictions, Covenants and Agreements as set out in the Deeds in Instrument No. 20060403-0037167, Instrument No. 20061204-0149336, and Instrument No. 20140603-0047778, Register's Office for Davidson County, Tennessee.

8 Easement Agreements in Instrument No. 20070220-0020339 and Instrument No. 20070220-0020340, Register's Office for Davidson County, Tennessee.

9 Replacement Storm Water Drainage Easement and Maintenance Agreement in Instrument No. 20090422-0036520, Register's Office for Davidson County, Tennessee.

10 Declaration of Easement and Covenants in Instrument No. 20140603-0047776, Register's Office for Davidson County, Tennessee.