Karen Johnson Davidson County
Batch# 546089 DEEDWARRSP
01/05/2021 07:54:30 AM 5 pgs
Fees: $28.00 Taxes: $16,112.08
20210105-0001043

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $4,354,615.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
2788 ANTIOCH TN LLC 310 E Alexander Palm Road Boca Raton, FL 33432	SAME	Map/parcel 14900037200

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, **JANET S. COTHRON, TRUSTEE,** with full power to convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **2788 ANTIOCH TN LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all her right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot 2 on the Final Plat of Forest View North recorded December 23, 1999 as Instrument Number 199912230306680 in the Register's Office for Nashville, Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being same property conveyed to **JANET S. COTHRON, TRUSTEE,** with full power to convey without the necessity of the joinder of any beneficiary by deed from JOHN E. CAIN, III Trustee, of record as Instrument Number 20201123-0137515, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **2788 ANTIOCH TN LLC**, its successors and assigns, forever.

AND **JANET S. COTHRON, Trustee**, does covenant that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for the matters shown on Exhibit A attached hereto.

AND **JANET S. COTHRON, Trustee** does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said **2788 ANTIOCH TN LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 28th day of December, 2020.

JANET S. COTHRON, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **JANET S. COTHRON**, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, being authorized so to do, acknowledged that she executed the foregoing instrument for the purposes therein contained.
WITNESS my hand and seal, the 28th day of December, 2020.

Notary Public

My Commission Expires: 7.3.23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Title Encumbrances

This conveyance is made subject to:

1. Matters shown on the Plan of record in Instrument No. 19991223-0306680, Register's Office Davidson County, Tennessee.

2. Stormwater Drainage Easement Agreement of record in Instrument No. 20131025-0111274, said Register's Office.

3. Easement for natural gas pipeline with right of ingress and egress referenced in Final Consent Order of record in Instrument No. 20060303-0028541, said Register's Office.

4. Transmission Line Easement of record in Book 7269, Page 389, said Register's Office.

5. The effect, if any, of Right of Way Agreements of record in Book 2244, Page 13, Book 3463, Page 126 and Book 4607, Page 484, said Register's Office.

6. Declaration of Cross Access Easements of record in Book 11572, Page 191, said Register's Office.

7. Permanent Drainage Easement, Temporary Construction Easement and Easement for Working Area of record in Book 11522, Page 807, said Register's Office.

8. Declaration of Restrictive Covenants contained in instrument of record in Book 11572, Page 187, said Register's Office.

9. Sanitary Sewer Easement of record in Instrument No. 20061215-0154602, said Register's Office.

10. The effect, if any, of Transmission Line Easement of record in Book 437, Page 21, said Register's Office.

True Copy Certification

I, Kimberly Yelm, 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.

Kimberly Yelm
Signature

State of Idaho

County of Ada

Personally appeared before me, ~~[Name of Notary],~~ Alec Cindrich a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Yelm

Notary's Signature

My Commission Expires: 2-27-21

Notary' Seal (if on paper)

ALEC CINDRICH
COMMISSION #65119
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/27/2021