Karen Johnson Davidson County
Batch# 551085 DEEDWARRSP
01/11/2021 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20210111-0004220

Address New Owner as Follows:	*Map/Parcel:*	*Send Tax Bills To:*
Joseph Stanford 1321 Murfreesboro Pike, Suite 200 Nashville, TN 37217	092-14-B-008.00	Same as New Owner
This instrument prepared by: Adam Fritcher, 8383 Preston Center Plaza Dr., 5th Floor, Dallas, Texas 75225		

SPECIAL WARRANTY DEED

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

By: _____
Scott A. Dyche, Affiant

Subscribed and sworn to before me this 17th day of December, 2020.

_____
Notary Public

My Commission Expires: _____

KIMBERLY S. MCFARLAND NOTARY PUBLIC STATE OF TEXAS ID 277266 EXP. 01-16-2021

NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto JOSEPH STANFORD, an individual ("Grantee") (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property,

unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

This is improved property commonly known as 2 C1TY Boulevard

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 23 day of December, 2020.

GRANTOR:

NASHCAM RETAIL UNITS, LLC,
a Delaware limited liability company

By:_____
Name: Scott A. Dyche
Title: Executive Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott A. Dyche, the Executive Vice President of NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon s/he acknowledged that s/he was authorized to execute the within instrument on behalf of said limited liability company, and that s/he executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 17th day of December, A.D., 2020.

(Seal)

Kimberly S. McFarland
Notary Public
(signature of Notary Public)
My Commission Expires:_____

KIMBERLY S. MCFARLAND
NOTARY PUBLIC
STATE OF TEXAS
ID 277266
EXP. 01-16-2021

EXHIBIT A

Legal Description of Property

LAND in Davidson County, Tennessee, being all of **Unit A**, together with all appurtenant interests in the common elements of the **oneC1TY Lot 8 Retail Condominium** a condominium established by that certain the Declaration Establishing oneC1TY Lot 8 Retail Condominium dated December 23, 2020, of record as Instrument No. 20201008-0003969, Register's Office, Davidson County, Tennessee, to which instruments specific reference is hereby made for a more particular description of the premises.

Being a portion of the same property conveyed to NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No 20201230-0154598, Register's Office, Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

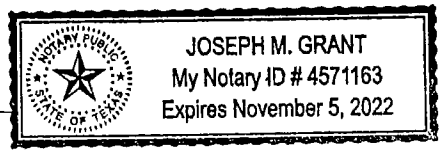
1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Easements retained in Metropolitan Council Ordinance BL2013-440 of the Metropolitan Government of Nashville and Davidson County.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131022-0109927, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20140626-0056197, amended in Instrument No. 20160720-0074605, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201805070043207, Register's Office for Davidson County, Tennessee and Second Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20180924-0094361, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171114-0116662, Register's Office for Davidson County, Tennessee.
6. Notice of Industrial or railroad use as set forth in Instrument No. 201806190058851, Register's Office for Davidson County, Tennessee.
7. The following matters shown on the Plan of record as Instrument No. 201805150046180, Register's Office of Davidson County, Tennessee:
    a. 10' maintenance and P.U.D.E.
    b. 20 x 20 NES Switch Easement
    c. Drainage Easement
    d. Public Utility Drainage & Access Easement
8. Parking Easement Agreement of record in Instrument No. 20180529-0051067, Register's Office for Davidson County, Tennessee.
9. Declaration Establishing oneC1TY Lot 8 Master Condominium dated December 23, 2020, of record as Instrument No. 20201228-0153364, Register's Office, Davidson County, Tennessee, AND AFFIDAVIT RECORDED IN INST. NO. 20210106-0002854
10. Declaration Establishing oneC1TY Lot 8 Retail Condominium dated December 23, 2020, of record as Instrument No. 20210108-0003969, Register's Office, Davidson County, Tennessee

Certificate of Authenticity

I, **Nereida F. Mendoza** , do hereby make an 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.

Name: **Nereida F. Mendoza**
Title: **Authorized Agent**

STATE OF Texas
COUNTY OF **Dallas**



Witness my hand and official seal.
Notary Public: Joseph Grant
My Commission Expires: