Karen Johnson Davidson County
Batch# 560434 DEEDWARR
01/25/2021 02:14:30 PM 6 pgs
Fees: $33.00 Taxes: $4,162.50
20210125-0010776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2021.

Notary Public

My commission expires: 12-18-2023

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Warhorse Mt. View I, LLC	**New Owner**	**p/o 164-00-0-323.00**
231 Public Square, Suite 300		
Franklin, Tennessee 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Stephen J. Kozy, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Warhorse Mt. View I, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A for Legal Description and Exhibit B for Boundary Exhibit.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The current year's property taxes have been prorated and are assumed by the Grantee only as to the property conveyed herein. Subsequent taxes are assumed by the Grantee only as to the property conveyed herein.
2. All matters shown on Boundary Exhibit A attached hereto as Exhibit B.
3. Matters shown on the Plan of record as Instrument No. 20170516-0048496, as amended by Affidavit of Scrivener's Error of record as Instrument No. 20170605-0055687, said Register's Office.
4. Easement(s) of record Book 437, page 35, said Register's Office.
5. Grant of Transmission Line Easement of record as Instrument No. 20020820-0100569, said Register's Office.
6. Access Easement Agreement of record as Instrument No. 20071221-0146599, as amended and restated of record as Instrument No. 20090617-0056173, said Register's Office.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160812-0084303, said Register's Office.
8. Agreement for Dedication of Easement for Sanitary Sewers of record as Instrument No. 20161006-0105692, said Register's Office.
9. Access Easement Agreement of record as Instrument No. 20170308-0022923, said Register's Office.
10. Private Easement Agreement for Sanitary Sewer Line of record as Instrument No. 20170308-0022924, said Register's Office.
11. Grading, Permanent Slop, Lateral Support and Temporary Construction Easement Agreement of record as Instrument No. 20170308-0022925, said Register's Office.
12. Restriction of record as Instrument No. 20170525-0052234, said Register's Office.
13. Declaration of Restrictions and Grant of Visibility Corridor of record as Instrument No. 20170608-0057629, said Register's Office.
14. All matters shown on the plat of survey by Steven C. Matthews, Tenn. RLS No. 2352, with Dale & Associates, dated December 10, 2020, and designated as Job No. 20120.

Seller specifically reserves a non-exclusive perpetual Easement for Access, Ingress and Utilities, as shown on the Boundary Exhibit A which is attached hereto as Exhibit B and being described as follows:

Commencing at a point at the southwestern corner of Map 164 Parcel 323 owned by Stephen J. Kozy per Instrument Number 200712210-0146597, R.O.D.C., same point being the southeastern corner of Map 164 Parcel 324 of instrument Number 20170608-0057628, R.O.D.C., in Nashville Davidson County, TN, Thence N 50o20'47" E a distance of 164' of the point of beginning;

Thence N 50°20'46.89" E a distance of 129.58' to a point;
Thence S 39°39'10.35" E a distance of 50.00' to a point;
Thence S 50°20'46.89" W a distance of 129.57' to a point;
Thence N 39°39'44.26" W a distance of 50.00' to the point of beginning.

Containing 6,478.67 square feet, (0.148 acres) of property

Being a portion of the same property conveyed by Deed to Stephen J. Kozy dated December 19, 2017, of record in Instrument Number 20071221-0146597, R.O.D.C., TN;

This description was prepared by Dale and Associates and is based on survey work conducted on December 10, 2020.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

Witness my/our hand(s) this 21st day of January, 2021.

Stephen J. Kozy

*Charlene Kozy, the wife of Stephen J. Kozy, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Charlene Kozy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stephen J. Kozy and wife, Charlene Kozy,** with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2021.

Notary Signature

My commission expires: 11-5-2024

File #: 20-699
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot 1, as shown on the map entitled Kozy Properties, of record as Instrument No. 20170516-0048496, as amended by Affidavit of Scrivener's Error in Instrument No. 20170605-0055687, Register's Office for Davidson County, Tennessee, said part of Lot 1 is more particularly described as follows:

Beginning at a point at the southeastern corner of Map 164 Parcel 323 owned by Stephen J. Kozy per Instrument No. 20071221-0146597, Register's Office for Davidson County, Tennessee, same point also being the western corner of Map 164 Parcel 316 owned by Mt. View Marketplace, LLC per Instrument No. 20141121-0107381, Register's Office for Davidson County, Tennessee, same point also being in the northeasterly margin of the right of way of Murfreesboro Pike;

Thence N 39° 39' 13" W a distance of 380.24 feet to a point;

Thence N 50° 20' 47" E a distance of 293.57 feet to a point;

Thence S 39° 39' 10" E a distance of 380.24 feet to a point;

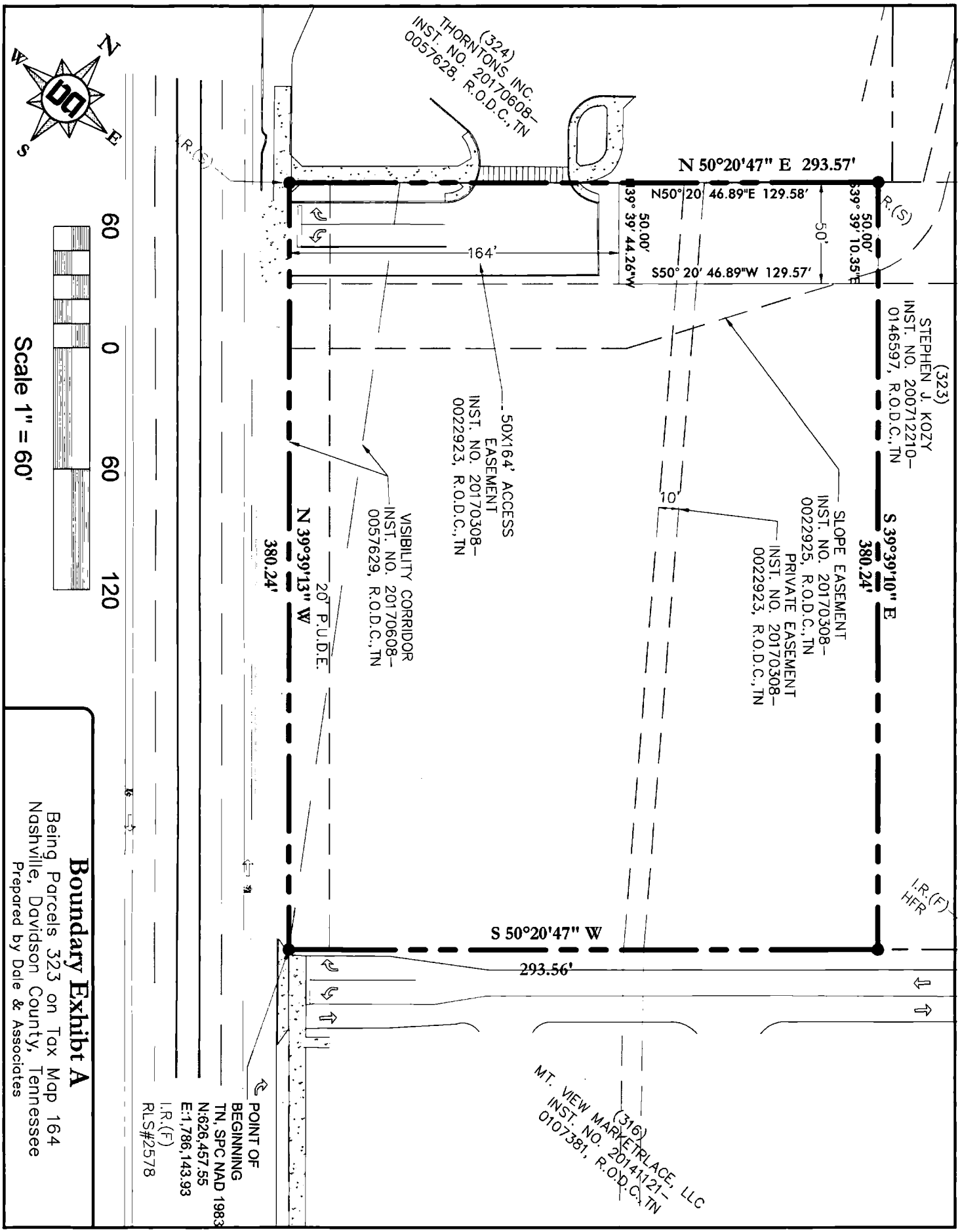
Thence S 50° 20' 47" W a distance of 293.56 feet to a point, the point of beginning and

containing 111626.0 square feet, and containing 2.563 acres, more or less.

This description was prepared Dale and Associates and is based on survey work conducted by on December 10, 2020.

Being part of the same property conveyed to STEPHEN J. KOZY, by deed from MICHAEL D. GREEN AND WIFE, ROSEMARY GREEN, dated December 19, 2007, as Instrument No. 20071221-0146597, said Register's Office.

EXHIBIT B



Boundary Exhibt A

Being Parcels 323 on Tax Map 164
Nashville, Davidson County, Tennessee
Prepared by Dale & Associates

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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.

J. BRYAN ECHOLS

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Columbia, Tennessee, this 25th day of January, 2021.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023