Karen Johnson Davidson County
Batch# 561581 DEEDWARRSP
01/26/2021 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $10,767.00
20210126-0011592

THIS INSTRUMENT PREPARED BY:

Richard L. Rieck, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 2,910,000.00

By: _____
Affiant

Subscribed and sworn to before me, this 25th day of January 2021.

_____
Notary Public
My Commission Expires: 11-8-21

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
WRE Hermitage, LLC 2672 Filmore Street Salt Lake City, Utah 84106	New Owner	075-04-0-104-00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **Summit Court, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **WRE Hermitage, LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, State of Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property known as 4716 Trenton Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said real property, together with all privileges, rights, easements and appurtenances thereunto belonging or in any way or appertaining to Grantee, its successors and assigns, forever, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit B**, attached hereto and incorporated herein by reference, Grantor does hereby covenant that Grantor will warrant and defend the title to said real property unto Grantee, and Grantee's successors and assigns forever, against the lawful claims of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective January 25, 2021.

GRANTOR:

SUMMIT COURT, LLC
a Tennessee limited liability company

By: _____
Gregory J. Lammert, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Gregory J. Lammert**, 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 Sole Member of Summit Court, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member, 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 Sole Member.

WITNESS MY HAND, at office, this 25th day of January 2021.

_____
Notary Public

My Commission Expires: 11-8-21



EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Two John Apostolou Property of record in Book 52100, Page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Summit Court, LLC, a Tennessee limited liability company, by Special Warranty Deed from CXA-16 Corporation, a Texas corporation, of record in Instrument No. 20111219-0098691, 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 Book 5210, Page 78, in the Register's Office of Davidson County, Tennessee.

3. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Brian M. Reifschneider, TN RLS #2487, Blue Ridge Surveying Services, last revised January 20, 2021: (a) Encroachment of asphalt parking onto the northeast portion of the property; (b) Encroachment of satellite dish onto subject property; (c) Sanitary sewer, power and storm sewer lines located on the property.

True Copy Certification

I, Matt Foster, 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.

Matt Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

