Karen Johnson Davidson County
Batch# 566526 DEEDWARRSP
02/03/2021 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $7,492.50
20210203-0015526

SPECIAL WARRANTY DEED

FROM: Century Farms, LLC

TO: OM Dunn Properties, LLC

This instrument was prepared by:
John H. Roe, Jr., Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
OM Dunn Properties, LLC 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215	Same	174-00-0-239.00 174-00-0-239.00-001 174-00-0-239.00-002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,025,000.00.

Melissa Ann Foster
Affiant

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me, this 2 day of February, 2021.

Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21

SPECIAL WARRANTY DEED

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, **Century Farms, LLC,** a Delaware limited liability company (hereinafter called the "Grantor") by these presents does transfer, sell and convey unto **OM Dunn Properties, LLC**, a Delaware limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at Cane Ridge Road and Old Franklin Road, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, and that the said property is free and clear from any encumbrances done or suffered by, though, or under Grantor, except as stated above.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the ____ day of February, 2021.

GRANTOR: **Century Farms, LLC**
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Mark McDonald, Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Debora Sloan, a Notary Public in and for the County and State aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Director of Development Partners, LLC, a Tennessee limited liability company, the Manager of Century Farms, LLC, , the within named bargainor, a Delaware limited liability company, and that he/she as such Director of its Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by its Manager, Development Partners, LLC, as Director.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of January, 2021.

DEBORA SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My commission expires April 4 2022

Debora Sloan
Notary Public

My Commission Expires: 4-4-2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2B, on the map entitled subdivision plat of Second Revision of the Resubdivision of Lot 2 Century Farms, as shown in Instrument No. 20201204-0141076, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Together with appurtenant easements contained in Master Declaration of Covenants, Conditions, Restrictions and Easements, in an instrument of record in Instrument No. 20151125-0120004, as amended in Instrument No. 20200109-0003283, said Register's Office.

Being a portion of the same property conveyed to CENTURY FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deeds of record in Instrument No. 20150728-0074168; Instrument No. 20150728-0074169; Instrument No. 20150728-0074170; Instrument No. 20150728-0074171; and Instrument No. 20150728-0074172, dated July 27, 2015, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Antioch, Tennessee.
2. Matters shown on the Plan of record in Instrument No. 20201204-0141076, said Register's Office.
3. Grant of Transmission line Easement(s) of record in Book 2393, page 304, and Book 2393, page 308, said Register's Office.
4. Master Declaration of Covenants, Conditions, Restrictions and Easements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151125-0120004, as amended in Instrument No. 20200109-0003283, said Register's Office.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151125-0120006, said Register's Office.
6. Memorandum of Development Agreement of record in Instrument No. 20151125-0120007, said Register's Office.
7. Drainage and Retention Easement Agreement of record in Instrument No. 20151125-0120008, said Register's Office.
8. Restrictive Covenants contained in instrument of record in Instrument No. 20181008-0099438, said Register's Office.
9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20191031-0112204, said Register's Office.
10. Access Easement Agreement of record in Instrument No. 20200306-0025394, said Register's Office.
11. Drainage Easement Agreement of record in Instrument No. 20200306-0025395, said Register's Office.
12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201030-0126952, said Register's Office.

202102030015526

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

