1st

Karen Johnson Davidson County
Batch# 567768 DEEDWARRSP
02/04/2021 08:41:30 AM 7 pgs
Fees: $38.00 Taxes: $1,942.50
20210204-0016063

This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Montessori Academy, Incorporated 6021 Cloverdale Drive Brentwood, TN 37027	Same
Map & Parcel No.: **172-00-0-116.00**	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, JAMES R. BERNSTORF AND WIFE, BRENDA O. BERNSTORF (collectively "Grantor"), have bargained and sold and do hereby transfer and convey unto Montessori Academy, Incorporated, a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 144 Montessori Drive, Brentwood, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

AND Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[Signature and Notary Page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of January, 2021.

JAMES R. BERNSTORF

BRENDA O. BERNSTORF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JAMES R. BERNSTORF, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 27th day of January, 2021.

Notary Public

My Commission Expires:
July 19, 2022

EVAN LING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BRENDA O. BERNSTORF the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 27th day of January, 2021.

Notary Public

My Commission Expires:
July 19, 2022

EVAN LING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

4815-6670-5369

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2021.

NOTARY PUBLIC

My Commission Expires:

July 19, 2022

EVAN LING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

4815-6670-5369

Exhibit A

Legal Description

Beginning at the northwest corner of the one acre tract of land described in Instrument Number 20050310-0026623 in the Register's Office of Davidson County, Tennessee; thence following the northerly margin of said one acre tract South 82 degrees, 30 minutes, 00 seconds East 75.26 feet to a point; thence severing the one acre parcel South 05 degrees, 44 minutes, 37 seconds West 89.28 feet to a point; thence south 84 degrees, 15 minutes, 23 seconds East 30.72 feet to a point; thence South 07 degrees, 30 minutes, 00 seconds West 120.41 feet to a point on the south margin of the one acre tract; thence following the south margin of the one acre tract North 82 degrees, 30 minutes, 00 seconds West 108.71 feet to the southwest corner of the one acre tract; thence following the west margin of same North 07 degrees, 30 minutes, 00 seconds East 208.71 feet to the point of beginning, being the westerly part of the same property conveyed by a one half undivided interest to James R. Bernstorf and wife Brenda O. Bernstorf, and an one half undivided interest conveyed to Eileen E. Bernstorf by quitclaim deed of record in Instrument Number 20050404-0036355, in said Register's Office.

Being the same property conveyed to James R. Bernstorf and wife, Brenda O. Bernstorf by Quitclaim Deed of record in Instrument No. 20060801-0093166, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. Taxes for the year 2021 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20150414-0032949, Register's Office of Davidson County, Tennessee.

3. Grant of Transmission Line Easement of record in Book 2438, Page 460, Register's Office of

4. Grant of Transmission Line Easement of record in Book 1174, Page 153, Register's Office of Davidson County, Tennessee.

5. Restrictions of record in Book 4519, Page 829, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6768, Page 619, Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance for sanitary sewer of record in Book 8127, Page 990, Register's Office Davidson County, Tennessee.

8. Sewer Line Easement of record in Instrument No. 20030408-0046216, Register's Office of Davidson County, Tennessee.

9. Easement for ingress/egress and utilities of record in Instrument No. 20050310-0026623, Register's Office of Davidson County, Tennessee.

10. Ingress/Egress and Utility Easement of record in Instrument No. 20050310-0026624, Register's Office of Davidson County, Tennessee.

11. Access Easement Agreement of record in Instrument No. 20091203-0110890, Register's Office of Davidson County, Tennessee.

12. Easement and License Agreement of record in Instrument No. 20140131-0008755, Register's Office of Davidson County, Tennessee.

13. Drainage Easement Agreement of record in Instrument No. 20140 1 31-0008757, Register's Office of Davidson County, Tennessee.

14. Easements of record in Instrument No. 20150722-0071796, Register's Office of Davidson County, Tennessee.

202102040016063

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

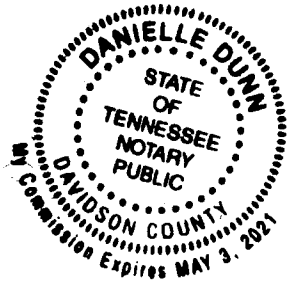
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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