Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10290-DJ

Karen Johnson Davidson County
Batch# 572480 DEEDWARRSP
02/11/2021 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20210211-0019449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2021.

Notary Public
My Commission Expires: 3.10.2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gallatin Pike GP 5215 Harding Road Nashville TN 37205	New Owner	02615004700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **ABT - 8 Real Estate, L.L.C., being one and the same as ABT - 8 Real Estate, LLC, an Oklahoma limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Gallatin Pike GP, a Tennessee general partnership**, 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:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled RESUBDIVISION OF LOT 2 OF NORTHSIDE MARKETPLACE, of record in Book 9700, Page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ABT - 8 Real Estate, LLC, an Oklahoma limited liability company, by Correction Warranty Deed from TTS&H, LLC, an Oklahoma limited liability company, of record in Instrument No. 20190913-0092856, in the Register's Office for Davidson County, Tennessee, dated September 4, 2019, and recorded on September 13, 2019; further being the same property conveyed to ABT - 8 Real Estate, LLC, an Oklahoma limited liability company, by Quitclaim Deed from TTS&H, LLC, an Oklahoma limited liability company, of record in Instrument No. 20190826-0085804, in the Register's Office for Davidson County, Tennessee, dated July 30, 2019, and recorded on August 26, 2019; further being the same property conveyed to TTS&H, LLC, an Oklahoma limited liability company, by Special Warranty Deed from First Tennessee Bank National Association, of record in Instrument No. 20180822-0083446, in the Register's Office for Davidson County, Tennessee, dated August 22, 2018, and recorded on August 22, 2018.

This is improved property located at: **2315 Gallatin Pike North, Madison, TN 37115**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____day of February, 2021.

GRANTOR:

ABT - 8 Real State, L.L.C., being one and the same as
ABT - 8 Real Estate, LLC, an Oklahoma limited liability company

By: _____
Hal W. Smith, Manager

STATE OF OKLAHOMA

COUNTY OF Cleveland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hal W. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of ABT - 8 Real State, L.L.C., being one and the same as ABT – 8 Real Estate, LLC, an Oklahoma limited liability company, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.



WITNESS my hand and seal at office this 8 day of February, 2021.

_____
Notary Public
My Commission expires: 8/7/23

EXHIBIT B
(Permitted Exceptions)

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 2 OF NORTHSIDE MARKETPLACE, as recorded in Plat Book 9700, Page(s) 894.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Book 10621, Page 402.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Book 11445, Page 402.

6. Easement for Reciprocal Easement and Operating Agreement, recorded in Book 10478, Page 333, as amended in Book 10884, Page 749, and further amended in Instrument No. 20140324-0023930.

7. Easement for Telephone Lines, recorded in Book 1710, page 563.

8. All of the terms and provisions set forth and contained in that certain Lease between Davevest Associates, Limited Partnership, Lessor, and The Sports Authority, Inc., Lessee, recorded in Book 10885, Page 831, (Lease is mentioned in vesting deed, but affects other property in subject retail development).

9. Rights or claims of tenants under unrecorded leases.

10. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

202102110019449

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

