This instrument prepared by:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, TN 37205

**SPECIAL WARRANTY DEED**

Karen Johnson Davidson County
Batch# 573355 **DEEDWARRSP**
02/12/2021 08:01:24 AM 5 pgs
Fees: $28.00 Taxes: $10,175.00

20210212-0020030

STATE OF Tennessee )
COUNTY OF Davidson )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,750,000.

Affiant

Subscribed and sworn to before more, this the 11 day of February, 2021.

JOHNNA V HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission Expires: 09-07-2021

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No: |
|---|---|---|
| | | |
| Transform I, LLC | (Same) | 086-00-0-326.00 |
| 5621 Ottershaw Ct. | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, NEIGHBORS, LLC, a Tennessee limited liability company (the "Grantor") has this day bargained and sold, and hereby transfers and conveys unto TRANSFORM I, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described in detail in Exhibit A of this document. This is improved property, known as: 3634 Central Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever 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 follows]*

insuring the title to the property without one or more of the standard ALTA title exceptions 3 through 6, and without exception for unfiled mechanics' and materialmen's liens; and as an inducement to such issuance by Old Republic National Title Insurance Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Old Republic National Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of any claims or losses from the above, including any such costs incurred in defense of such claims.

The execution of this affidavit does not obligate Old Republic National Title Insurance Company to delete any of the referenced exceptions. Old Republic National Title Insurance Company reserves the right to rely on any information available in making a final determination regarding the deletion of such exceptions.

Sworn to and subscribed
before me this 11 day
of February, 2021

**NEIGHBORS, LLC**

By: _____
Name: Curt Christian
Title: Manager

Johnna V Holt
Notary Public

My Commission Expires:

09-07-2021

[NOTARIAL SEAL]

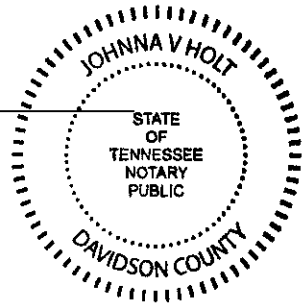


**Exhibit A**

Property Description

**A TRACT OF LAND IN THE TWELFTH (12TH) CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE WESTERLY MARGIN OF CENTRAL PIKE, SOUTHEAST OF LEBANON PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON ROD (FOUND) ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL PIKE, 100 FEET RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL PIKE BUSINESS CENTER, L.L.C. AS OF RECORD IN DEED BOOK 10709, PAGE 756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,**

**1. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTRAL PIKE AND WITH THE NORTH LINE OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C., SOUTH 73 DEGREES 29 MINUTES 42 SECONDS WEST, 483.82 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C. PROPERTY; THENCE,**

**2. SOUTH 19 DEGREES 34 MINUTES 28 SECONDS EAST, WITH THE WEST LINE OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C. PROPERTY, 357.67 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERN PROPERTY CORNER OF THE JEFFERY SCOTT AND CLAIRE BARNETT PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20020227-0024842, R.O.D.C., TN; THENCE,**

**3. SOUTH 16 DEGREES 26 MINUTES 36 SECONDS WEST WITH THE NORTHWEST PROPERTY LINE OF SAID SCOTT AND BARNETT, 218.41 FEET TO AN IRON ROD (NEW) AT A COMMON CORNER OF SAID SCOTT AND BARNETT PROPERTY; THENCE,**

**4. NORTH 65 DEGREES 43 MINUTES 51 SECONDS WEST WITH THE NORTH LINE OF SAID SCOTT AND BARNETT, 150.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE ODELL BINKLEY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20120322-0024297, R.O.D.C., TN.; THENCE,**

**5. LEAVING SAID SCOTT AND BARNETT AND WITH THE EASTERLY PROPERTY LINE OF SAID BINKLEY PROPERTY, NORTH 11 DEGREES 03 MINUTES 45 SECONDS WEST, 319.66 FEET TO AN IRON ROD (NEW); THENCE,**

**6. NORTH 03 DEGREES 44 MINUTES 22 SECONDS EAST, 245.50 FEET TO AN IRON ROD (FOUND); THENCE,**

**7. NORTH 31 DEGREES 06 MINUTES 40 SECONDS EAST, 232.73 FEET TO AN IRON ROD (FOUND); THENCE,**

**8. NORTH 74 DEGREES 27 MINUTES 31 SECONDS EAST, 423.48 FEET TO A P.K. NAIL (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED CENTRAL PIKE; THENCE,**

**9. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1083.09 FEET, A CENTRAL ANGLE OF 08 DEGREES 19 MINUTES 41 SECONDS, FOR AN ARC LENGTH OF 157.43 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 29 MINUTES 58 SECONDS EAST, 157.29 FEET; THENCE,**

**10. SOUTH 11 DEGREES 19 MINUTES 48 SECONDS EAST, 131.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 245,242 SQUARE FEET OR 5.63 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.**

**Being the same property conveyed to NEIGHBORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM M. LITTLE AND WIFE, JANICE F. LITTLE, of record in Instrument No. 20150730-0075341, dated July 30, 2015, said Register's Office.**

**EXHIBIT B**

Permitted Exceptions

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

2. Easement of record in Book 7036, page 447, said Register's Office.

3. Easement for private sewer and septic collection box as set out in the Warranty Deed of record in Instrument No. 20020403-0040670, said Register's Office.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20131218-0180318, said Register's Office.

5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060721-0088227, said Register's Office.

6. Stormwater Detention Agreement of record in Instrument No. 20060721-0088250, said Register's Office.

7. Grant of Overhead Line Easement of record in Instrument No. 20070301-0025311, said Register's Office.