Karen Johnson Davidson County
Batch# 574912 DEEDWARRSP
02/22/2021 12:32:30 PM 6 pgs
Fees: $33.00 Taxes: $29,970.00
20210222-0021063

SPECIAL WARRANTY DEED

Address: 1406 Brick Church Pike Nashville, TN 37202
Tax Parcel No. 071-06-0-044-00

Instrument Prepared by:
RKD Law Desai & Associates LLC
241 Forsgate Drive, Suite 204
Monroe, NJ 08831

Responsible Taxpayer:
SRI MAPLE LLC
1412 Brick Church Pike
Nashville, TN 37207

Mail Tax Statements To:
Martin Realty Montgomery County, LLC
c/o Martin Management Group
Attn: Chadwick Martin
1048 Ashley St., Suite 401
Bowling Green, KY 42103

22 (BS)

THIS INDENTURE, made as of the ~~21~~ day of January, 2021, between Sri Maple LLC, a Tennessee limited liability company ("Grantor"), and Martin Realty of Montgomery County, LLC, an Ohio limited liability company ("Grantee"), having an address of PO Box 670, Columbus, OH 43216

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

SITUATE in the City of Nashville, Davidson County, Tennessee, and being more particularly bounded and described as shown on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise; and that such Property is free from all encumbrances except for those matters described on Exhibit B attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date first above written.

GRANTOR:

SRI MAPLE LLC

By: _____
Ashok Chudasama, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ashok Chudasama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Sri Maple LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and seal at office, in Nashville, Tennessee, this 21 day of January, 2021.

_____
Notary Public

My commission expires: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

EXHIBIT A

Legal Description

The Property is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated April 8, 1981, revised March 18, 1985, and last revised June 30, 1988, and being more particularly described as follows:

Beginning at an existing concrete monument on the westerly right-of-way of Brick Church Pike, said monument being the southeasterly corner of Lot No. 1 on the plan entitled "Judy's" and recorded in Book 4860, page 94, Register's Office of Davidson County, Tennessee, and also being the southeasterly corner of the overall tract owned by Barbara Friedman et al, by deed recorded in Book 5932, page 891, Register's Office of Davidson County, Tennessee; said monument also being 574.63 feet, more or less, south of the south right-of-way of West Trinity Lane as measured along the westerly right-of-way of Brick Church Pike; thence,

1. With the westerly right-of-way of Brick Church Pike, South 33 degrees 13 minutes 00 seconds East, 254.64 feet to an existing iron pin; thence,

2. Continuing with the westerly right-of-way of Brick Church Pike, South 21 degrees 32 minutes 17 seconds East, 112.31 feet to an existing iron pin at the northeasterly corner of James I. Cox, Sr., property as of record in Deed Book 3164, page 507, Register's Office of Davidson County, Tennessee; thence,

3. With the northerly line of Cox, North 85 degrees 06 minutes 02 seconds West, 94.02 feet to an iron pin set at the northwesterly corner of Cox; thence,

4. With the westerly line of Cox (in part), South 05 degrees 36 minutes 21 seconds West, 28.39 feet to an existing iron pin set at the northeasterly corner of Robert L. Watson as of record in Deed Book 3128, page 438, Register's Office of Davidson County, Tennessee; thence,

5. With the northerly line of Watson (which is Tax Parcel No. 46) and with the north line of Parcels, 47, 48 and a part of 49, North 83 degrees 53 minutes 09 seconds West, 281.43 feet to an existing iron pin; thence,

6. Continuing with the north line of part of Parcels 49, 50, 51 and 52, North 81 degrees 32 minutes 55 seconds West, 335.09 feet to an existing concrete monument in the easterly line of Barbara Friedman et al property as of record in Book 5932, page 891, Register's Office of Davidson County; thence,

7. With the easterly line of Friedman, North 08 degrees 26 minutes 26 seconds East, 336.00 feet to an existing iron pin; thence, and

8. With the southerly line of Friedman, S 81 degrees 12 minutes 37 seconds East, 483.37 feet to the point of beginning and containing 201,709 square feet or 4.631 acres, more or less.

Being the same property conveyed to SRI Maple, LLC, from Anne Payne Swift and Charles Lee Swift, trustees of the Craig Payne Trust, by Warranty Deed dated November 6, 2017, recorded December 12, 2017, in Document No. 20171212-0126786.

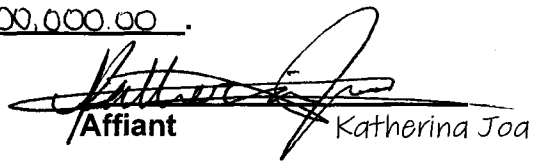
EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Any inaccuracy in area, square footage, or acreage of land described in Schedule A or attached plat, if any.
4. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
5. Subject to matters on Plat as recorded in Book 5200, Page 70; as amended by Amendment to Plat for Resubdivision of Section Three of Harding Place Park South, dated June 26, 1981, recorded June 30, 1981, in Book 5763, Page 895.
6. Any inaccuracy in area, square footage, or acreage of land described in Schedule A or attached plat, if any. Company DOES NOT insure area, square footage, or acreage of land.
7. The following matters disclosed by the survey made by Kevin David Crowe Land Surveyor, dated September 1, 2020, designated as Project No. 202003481.001; Utility poles and overhead utility wires traverse the property. Policy excepts the rights and easements of others to maintain. Chain-link fence encroaches up to 16.3' north of the southerly property line. Chain-link fence varies up to 22.9' north of the southerly property line. Driveways and curbs encroach an undetermined distance easterly onto Brick Church Pike. Chain-link fence varies along the westerly and northerly property lines. Chain-link fence encroaches an undetermined distance easterly onto Brick Church Pike. Sign varies an undetermined distance easterly onto Brick Church Pike.

STATE OF New York
COUNTY OF New York

The actual consideration or true value, whichever is greater for this transfer is $ 8,100,000.00 **.**



Affiant Katherina Joa

Subscribed and sworn to before me, this the 12th **Day of** February **20**21



Notary

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2022

Certificate of Authenticity

I, Brandon Snively, 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.

Signature

State of New York

County of New York

Personally appeared before me, KRISTIN BUKSA, a notary public for this county and state, BRANDON SNIVELY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2022

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)