This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 577730 DEEDWARRSP
02/24/2021 01:29:30 PM 6 pgs
Fees: $33.00 Taxes: $5,735.00
20210224-0023105

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
SE NASHVILLE HOLT, LLC 9010 Overlook Boulevard Brentwood, TN 37027	New Owner	Map-Par. 181-00-0-016-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HOLT CROSSING, LLC**, a Tennessee limited liability company, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SE NASHVILLE HOLT, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is unimproved property known as 6412 Nolensville Pike, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of February, 2021, but is effective as of the 12th day of February, 2021.

GRANTOR:

HOLT CROSSING, LLC, a Tennessee limited liability company

By: _____
BRANDON K. JENKINS
Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared BRANDON K. JENKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of HOLT CROSSING, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 11th day of February, 2021.

MELINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission Expires: 12-18-2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,550,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Yvonne Hall
Affiant

Sworn to and subscribed before me this 17 day of February, 2021.

Brandy Gomang
Notary Public
My Commission Expires: 1-5-21

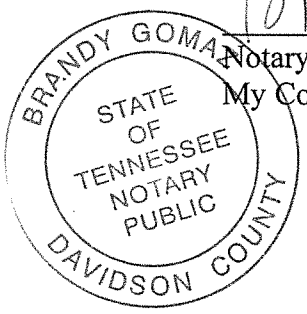


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat Dollar General - Lenox Creekside Drive, of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description thereof.

Being the same property conveyed to HOLT CROSSING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEFFREY P. JOHNSON, LORI J. KELLEY, AND BUFORD W. CARTER, CLINTON WAYNE CARTER AND LINDSEY NICOLE CARTER, AS SOLE HEIRS-AT-LAW OF STACY J. CARTER, DECEASED, of record in Instrument No. 20171002-0100778, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid for in the year 2021 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11262, page 933, Book 11338, page 734 and Book 11338, page 743, said Register's Office.

4. Cross Access Easement Agreement and Restrictive Covenants of record in Instrument No. 20130306-0022100, said Register's Office.

5. Access Easement Agreement of record in Instrument No. 20130215-0015739, said Register's Office.

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.

Melissa Foster

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.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

