Karen Johnson Davidson County
Batch# 578034 DEEDWARR
02/25/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $7,955.00
20210225-0023516

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34127-1/ Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HTH Partners ATTN: Del Hickman 2957 Kraft Drive Nashville, TN 37204	New Owner	11816008100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **NKD Group, LLC, a Georgia limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HTH Partners, a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Hailey Subdivision, Revision 1, Sidco Section 1, of record in Book 7900, Page 422, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to NKD Group, L.P., a Georgia limited partnership by Deed dated May 11, 1994 from Tom Barrow Co., a Georgia corporation, of record in Book 9390, page 427, Register's Office for Davidson County, Tennessee. The said NKD Group L.P., a Georgia limited partnership is n/k/a NKD Group, LLC, a Georgia limited liability company by Acknowledgment of Conversion dated May 29, 2014, of record in Instrument No. 20140618-0053172, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial property known as 2957 Kraft Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of February, 2021.

NKD Group, LLC, a Georgia limited liability company

By: _____
Name: Thomas A. Barrow, III
Its: Manager

STATE OF Georgia]
COUNTY OF Fulton]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas A. Barrow, III, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of NKD Group, LLC, a Georgia limited liability company, the within-named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Manager.

WITNESS my hand, at office, this 12 day of February, 2021.

Pamela J. Blackwood NOTARY PUBLIC

Notary Public
My Commission Expires: _____

Pamela J Blackwood
NOTARY PUBLIC
Polk County
State of Georgia
My Comm. Expires January 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.

_____
Affiant

Subscribed and sworn to before me this
22 day of February, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 118-16-0-081.00. Taxes for the year 2021 have been prorated between the parties as part of closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 7900, Page 422, a Revision of Plat Book 5200, Page 364, Register's Office for Davidson County, Tennessee.

3. Subject to covenants and restrictions, including the exception and reservation in favor of the United States of America in and to all fissionable materials, as described in the Deed from the United States to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for sanitary sewer lines to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8940, Page 292, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the ALTA As-Built Survey of 2957 Kraft Drive by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. # 1728, dated December 8, 2020 as File No. 20021.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023