Karen Johnson Davidson County
Batch# 582242 DEEDWARRSP
03/02/2021 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20210302-0026824

*This Instrument Prepared by:*
*David C. Porteous, Attorney*
*1715 Aaron Brenner Drive, Suite 800*
*Memphis, Tennessee 38120*

# SPECIAL WARRANTY DEED

**THIS INDENTURE**, made and entered into as of the 23 day of February, 2021, by and between UMANSKY PROPERTIES HN, LLC, a Delaware limited liability company, party of the first part, and RIVERGATE WARREN, LLC, a Tennessee limited liability company, party of the second part.

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING A TRACT OF LAND IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 31, 80, AND 82 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 34-02. BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF GALLATIN PIKE (PUBLIC R/W VARIES), ON THE EAST BY THE FLOWER EXPRESS INC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20120330-0027092 (R.O.D.C.T.) AND THE ROBERT TAYLOR JR. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20151123-0118507 R.O.D.C.T.) AND THE AUSTON CARTWRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20130917-0097817 (R.O.D.C.T.), ON THE EAST AND SOUTH BY THE WOODIS HOLDINGS GROUP, LLC PROPERTY OF RECORD IN DEED BOOK 11389, PAGE 30 (R.O.D.C.T.), ON THE SOUTH AND WEST BY THE STEVE R. AND JANELLE BREWSTER PROPERTY OF RECORD IN INSTRUMENT NUMBER 20111103-0085880 (R.O.D.C.T.), ON THE WEST BY THE KEVIN E. DUNN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20140804-0069677 (R.O.D.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**POINT OF BEGINNING** BEING AN IRON ROD (NEW) IN THE SOUTHERLY R/W OF GALLATIN PIKE BEING THE NORTHEAST CORNER OF THE SAID DUNN PROPERTY, AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 715,968.30 AND AN EASTING OF 1,762,850.26 (NAD83); THENCE LEAVING THE SAID DUNN PROPERTY WITH THE R/W MARGIN NORTH 35 DEGREES 34 MINUTES 08 SECONDS EAST, 253.32 FEET TO AN IRON ROD (NEW); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 23 SECONDS, AN ARC LENGTH OF 55.51 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 25 MINUTES 50 SECONDS EAST 55.51 FEET TO A 5/8" IRON ROD (OLD); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.86 FEET, A CENTRAL ANGLE OF 01 DEGREES 30 MINUTES 45 SECONDS, AN ARC LENGTH OF 48.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 54 SECONDS EAST 48.72 FEET TO A 2" IRON PIPE (OLD) BEING THE NORTHWEST CORNER OF THE SAID FLOWER EXPRESS PROPERTY; THENCE LEAVING THE SAID GALLATIN PIKE SOUTH 41 DEGREES 41 MINUTES 05 SECONDS EAST, 245.22 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 39 DEGREES 04 MINUTES 21 SECONDS EAST, 106.49 FEET TO A ¾" IRON ROD (OLD); THENCE SOUTH 41 DEGREES 19 MINUTES 56 SECONDS EAST, 220.25 FEET IRON ROD (NEW) IN THE WESTERLY LINE OF THE SAID CARTWRIGHT PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 42 DEGREES 03 MINUTES 10 SECONDS EAST, 106.66 FEET TO A 5/8" IRON ROD (OLD) BEING IN THE NORTHERLY LINE OF THE SAID WOODIS HOLDING PROPERTY; THENCE GENERALLY WITH FENCE SOUTH 48 DEGREES 18 MINUTES 02 SECONDS WEST, 152.08 FEET TO A 5/8" IRON ROD (OLD); THENCE GENERALLY WITH FENCE SOUTH 32 DEGREES 36 MINUTES 04 SECONDS WEST, 285.99 FEET TO A ½" IRON ROD (OLD) BEING THE NORTHERLY LINE OF THE SAID BREWSTER PROPERTY; THENCE NORTH 43 DEGREES 31

MINUTES 24 SECONDS WEST, 25.26 FEET TO AN IRON ROD (NEW); THENCE GENERALLY WITH FENCE SOUTH 33 DEGREES 50 MINUTES 15 SECONDS WEST 99.85 FEET TO A CONCRETE MONUMENT (OLD); THENCE GENERALLY WITH FENCE NORTH 44 DEGREES 36 MINUTES 46 SECONDS WEST, 124.64 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID DUNN PROPERTY; THENCE LEAVING SAID FENCE NORTH 33 DEGREES 56 MINUTES 47 SECONDS EAST 100.48 FEET TO A ½" IRON ROD (OLD); THENCE GENERALLY WITH A FENCE PASSING A ½" IRON ROD (OLD) AT 99.90 FEET NORTH 44 DEGREES 29 MINUTES 01 SECONDS WEST, 407.30 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to party of the first part by Quit Claim Deed of record at Instrument No. 20160519-0050104 in the Register's Office of Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate together with all the appurtenances and hereditaments thereunder belonging or in any wise appertaining unto the said party of the second part, its successors and assigns, in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered except for the matters shown on Exhibit A attached hereto ; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons arising by, through or under the party of the first part, but not otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity is being referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

UMANSKY PROPERTIES HN, LLC, a Tennessee limited liability company

By: _____
Danny Umansky, Manager and Chief Executive Officer

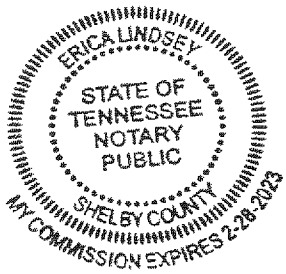
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Erica Lindsey, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Danny Umansky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged that he is the Manager and Chief Executive Officer of Umansky Properties HN, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company as such Manager and Chief Executive Officer.

WITNESS my hand and Notarial Seal at office this 2nd day of February, 2021.

_____
Notary Public

My commission expires: 2/28/2023



Property address:

1821, 1823 and 1831 Gallatin Pike, Madison,
Tennessee

Name and address of owner and mail tax bills to:

Rivergate Warren, LLC
5217 Maryland Way, Suite 300
Brentwood, TN 37027

Tax Parcel Nos.: 034020031.00, 034020080.00 and 034020082.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 01 day of March, 2021.

Notary Public

My commission expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

# EXHIBIT A

## Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 2; Plat Book 4470, Page 119; Plat Book 5210, Page 47; and Plat Book 6900, Page 496, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on that certain survey prepared by Douglas Ball-Chandler, RLS No. 2588, dated April 26, 2016.

4. Agreement by and between Laura Trickett Riley and Gail Trickett Trapp, and Trickett Oldsmobile Company of record in Book 8651, Page 400 in said Register's Office.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

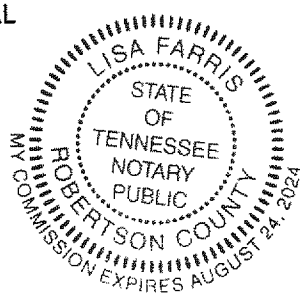
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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