Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kamran Haidari and Omid Dehghani 405 McNally Drive Nashville, Tennessee 37211	Map & Parcel No. 13310002900	Kamran Haidari and Omid Dehghani 405 McNally Drive Nashville, Tennessee 37211
This instrument prepared by: Ann P. Cargile, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 436 MCNALLY, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to KAMRAN HAIDARI and OMID DEHGHANI (collectively, the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 436 McNally Drive, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Karen Johnson Davidson County
Batch# 589230 **DEEDWARRSP**
03/11/2021 09:47:39 AM 5 pgs
Fees: $28.00 Taxes: $4,162.50

20210311-0032173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2021.

DOLORES HUFF ROE
NOTARY PUBLIC
OF
TENNESSEE
SUMNER COUNTY
My Commission Expires AUG 21, 2022

Notary Public
My Commission Expires:

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 10th day of March, 2021.

GRANTOR:

436 MCNALLY, LLC,
a Tennessee limited liability company

By: _____
Name: S. Joseph Moore
Its: CEO and President

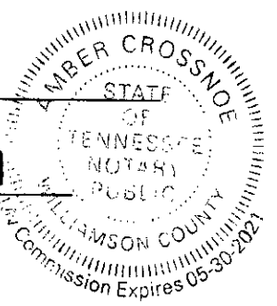
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, S. Joseph Moore, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. Joseph Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO and President of 436 McNally, LLC, the within named bargainor, and that he as such CEO and President of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the CEO and President.

Witness my hand seal at office this 10th day of March, 2021.

_____
Notary Public

My Commission Expires: 5/30/2021



SCHEDULE 1

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Allied Industrial Park, Section 7 of record in Plat Book 3842, page 179, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to 436 McNally, LLC, a Tennessee limited liability company by warranty deed dated December 10, 2019 from Jon G. English, of record in Instrument No. 20191211- 0127552, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Rights and claims of parties in possession.

2. Liens, encumbrances, or claims thereof, which are not shown by the public record.

3. General or special taxes and assessments required to be paid for the year 2021, a lien but not yet due and payable.

4. Matters shown on the Plan of record in Plat Book 3842, Page 179, said Register's Office.