REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 591719 DEEDWARRSP
03/12/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20210312-0033594

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $1,800,000.00.

AFFIANT

SUBSCRIBED TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 4th DAY OF March, 2021.

NOTARY PUBLIC
COMMISSION EXPIRES: Nov 2, 2024

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX MY COMM. EXP. NOV. 02, 2024

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Elementary Living, LLC
30 Burton Hills Blvd.
Suite 400
Nashville, TN 37215

NEW OWNER:
Elementary Living, LLC
30 Burton Hills Blvd.
Suite 400
Nashville, TN 37215

SPECIAL WARRANTY DEED

This indenture is made and entered into this 4th day of March, 2021 between FIRSTBANK (hereinafter referred to as "GRANTOR") and ELEMENTARY LIVING, LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATED in Councilmanic District Eleven (11) of Davidson County, Tennessee, and a portion of that property conveyed to Old Hickory Credit Union by Book 8208, Page 528, in the Register's Office for Davidson County, Tennessee, and more accurately described according to a survey dated August 27, 2001 by Tommy E. Walker, Registered Land Surveyor No. 1465, as follows:

BEGINNING at an iron pin in the Northerly margin of Robinson Road, said pin being the most Southerly corner of the herein-described tract and a common corner to that property conveyed to Edward Gayle Robinson, et ux (Book 6973, page 990, RODC, TN); thence with said margin and a curve to the right (R = 1392.40 feet; I = 19 deg. 17 min. 13 sec., LC = 466.50 feet, CB = North 33 deg. 13 min. 10 sec. West) for a curve distance of 468.71 feet to an iron pin; thence North 25 deg. 00 min. 16 sec. West 79.34 feet to an iron pin; thence North 17 deg. 46 min. 44 sec. West 334.18 feet to an iron pin in the Southeasterly margin of Industrial Drive; thence with the same, North 13 deg. 15 min. 51 sec. East 312.23 feet to an iron pin; thence now leaving said margin, South 44 deg. 36 min. 55 sec. East 243.93 feet to an iron pin thence North 55 deg. 46 min. 45 sec. East 363.15 feet to an iron pin in the Southwesterly line of Old Hickory, TN/AHPC (Book 9954, Page 178, RODC, TN); thence with the same, South 44 deg. 36 min. 55 sec. East 503.23 feet to an iron pin in

the Northwesterly line of Maude R. Hopkins, et al (Book 6727, Page 496, RODC, TN); thence South 19 deg. 51 min. 15 sec. West 455.98 feet to a railroad rail corner; thence South 46 deg. 55 min. 29 sec. West 480.10 feet to the point of BEGINNING, containing 13.997 acres, more or less.

Being the same property conveyed to Clayton Bank and Trust by Successor Trustee's Deed from Anthony R. Steele, as Successor Trustee dated July 7, 2017 and recorded July 7, 2017 as Instrument No. 20170707-0068629, in said Register's Office for Davidson County, Tennessee. Clayton Bank & Trust is known now as FirstBank.

TAX PARCEL # 044 00 0 056.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 0 Robinson Road, Old Hickory, TN 37138. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

FIRSTBANK

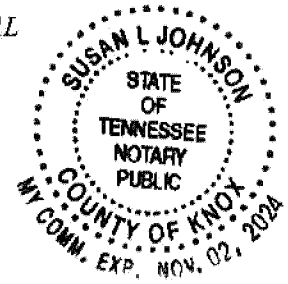
BY: _____

Nathaniel D. Shelso, Relationship Manager

\STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Nathaniel D. Shelso, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Relationship Manager of FIRSTBANK, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the banking corporation by him or herself as such officer. Witness my hand and seal at office in the aforesaid state and county this 4th day of March, 2021.

SEAL



_____
NOTARY PUBLIC
COMMISSION EXPIRES: Nov 2, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY