Karen Johnson Davidson County
Batch# 602349 DEEDWARRSP
03/29/2021 12:44:30 PM 5 pgs
Fees: $28.00 Taxes: $10,267.50
20210329-0040907

SPECIAL WARRANTY DEED

FROM: Village Partners

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Jupiter Land & Cattle Company, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Jupiter Land & Cattle Company, LLC 1909 21st Avenue South Nashville, TN 37212	Same	104 12 0 052.00

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is $2,775,000.00.

Affiant

Sworn to and subscribed before me, this 24 day of March 2021.

Notary Public

My Commission Expires: 08-24-2024

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Village Partners**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Jupiter Land & Cattle Company, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 1909 21st Avenue South, Nashville, Davidson County, Tennessee 37212.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 22 day of March, 2021.

SELLER: Village Partners,
a Tennessee general partnership

By: Michael R. Martin Authorized Partner
Michael R. Martin, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. Martin, 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 Authorized Partner of Village Partners, the within named bargainor, a partnership, and that he as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of March, 2021.

Notary Public

My Commission Expires: 9/7/2021

AMANDA STEPHENSON REEVES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot No. 2 and the northerly one-half of Lot No. 3 as shown on the Final Plat of Subdivision of Hamilton Parks as of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Twenty First Avenue South (Public R.O.W. - Width Varies) that is 195.5 feet, more or less, from the intersection of said right-of-way and the northerly right-of-way line of Fairfax Avenue (60' Public R.0.W.); thence,

1. Leaving the westerly right-of-way line of Twenty First Avenue South, with a new line through Lot No. 3, north 86 deg. 15' 00" west a distance of 155.00 feet to an iron pin (set) in the easterly right-of-way line of Public Alley No. 815 (10' R.O.W.); thence,

2. With the easterly right-of-way line of said Public Alley No. 815, north 03 deg. 45' 00" east a distance of 75.0 feet to an iron pin {set) at the common westerly property corner between Lots 1 and 2; thence,

3. Leaving the easterly right-of-way line of the Public Alley with the common property line between Lots 1 and 2, south 86 deg. 15' 00" east a distance of 155.00 feet to an iron pin (set) on the westerly right-of-way line of Twenty First Avenue South; said pin being the common easterly property corner between Lots 1 and 2; thence,

4. With the westerly right-of-way line of Twenty First Avenue South, south 03 deg. 45' 00" west a distance of 75.00 feet to the Point Of Beginning and containing 11,625 square feet or 0.267 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1992.

The above description was prepared from ALTA/ACSM Land Title Survey dated June 7, 1996 prepared for Cooper Brothers Land Company by Ragan Smith Associates, John 0. Spry, Tennessee Registered Land Surveyor No. 727,315 Woodland Street, Nashville, TN 37206.

Being the same property conveyed to Village Partners, a TN general partnership by Warranty Deed of record in Instrument Number 200006070056771, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee being a portion of the original Lot 2 and the northerly one-half of Lot No. 3 as shown on the final Plat of Subdivision of Hamilton Parks as of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee, and being more particularly described as beginning at the northeastern corner of the above described tract, said corner being the common easterly corner between Lots 1 and 2, said subdivision as referenced above; thence south 86 deg. 15' 00" east a distance of 2.4 feet to a point; thence south 03 deg. 45' 00" west a distance of 75.0 feet to a point; thence north 86 deg. 15' 00" west a distance of 2.4 feet to an iron pin marking the southeastern corner of the above described property; thence along the eastern boundary of the above described tract north 03 deg. 45' 00" east a distance of 75.0 feet to an iron pin at the point of beginning.

Being the same property conveyed to Village Partners, a TN general partnership by Quitclaim Deed of record in Instrument Number 200006070056772, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Subject to terms, conditions, encumbrances as set forth of record in Book 10086, Page 155, in the Register's Office for Davidson County, Tennessee.

3. Rights of Vanderbilt University Medical Center, as a tenant only, under an unrecorded lease.

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

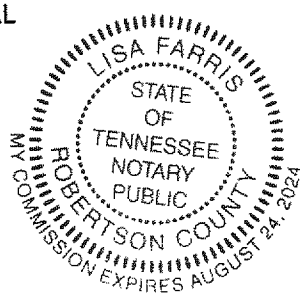
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

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).

SA0241
00569731