Karen Johnson Davidson County
Batch# 604497 DEEDWARRSP
03/31/2021 03:09:30 PM 6 pgs
Fees: $33.00 Taxes: $28,305.00
20210331-0042587

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
VILLAGE AT GREEN HILLS, LLC 6363 Woodway Drive Suite 870 Houston, TX 77057 Attn: James D. Gray	New Owner	117 10 0 117.00

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 which are hereby acknowledged, **RC BATTLESHIP PARTNERS**, a Tennessee general partnership composed of John T. Rochford, III and Edgar B. Cooper (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **VILLAGE AT GREEN HILLS, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows, together with the fixtures thereto and the improvements thereon:

A TRACT OF LAND LOCATED IN THE TWENTY-FIFTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON CLEGHORN AVENUE NEAR CRESTMOOR ROAD, BEING A PART OF LOTS 1 AND 2 ON THE FINAL PLAT OF A. R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT CO'S SUBDIVISION NEAR NASHVILLE, TENN. OF RECORD IN PLAT BOOK 1130, PAGE 35, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, AS WIDENED, AT A SOUTHWESTERLY CORNER OF GH COMPANY, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 916, R.O.D.C.;

THENCE, WITH THE SOUTHERLY BOUNDARY OF SAID GH COMPANY, LLC PROPERTY, S82°05'14"E, 237.36 FEET TO AN IRON ROD (OLD) AT A NORTHWESTERLY CORNER OF GREEN HILLS COMMONS, LLC PROPERTY OF RECORD IN DEED BOOK 10216, PAGE 69, R.O.D.C.;

THENCE, WITH THE BOUNDARY OF SAID GREEN HILLS COMMONS, LLC PROPERTY AND BATTLESHIP, LLC PROPERTY OF RECORD IN DEED BOOK 11495, PAGE 893, R.O.D.C., S25°09'01"W, 224.39 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID A. R. GREENE'S SUBDIVISION, ALSO BEING PROPERTY OF GREEN HILLS MALL TRG, LLC OF RECORD IN INSTRUMENT NO. 201311220120505, R.O.D.C.;

THENCE, WITH SAID LOT 3, N65°40'40"W, 224.09 FEET TO AN IRON ROD (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE;

THENCE WITH SAID RIGHT-OF-WAY LINE AS FOLLOWS:

N23°58'52"E, 121.35 FEET;

WITH A NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 35.99 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07°38'13" AND A CHORD OF N24°53'49"E, 35.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,109 SQUARE FEET OR 0.99 ACRE, MORE OR LESS.

NOTE: THE BEARINGS CITED IN THIS DESCRIPTION HAVE BEEN ROTATED FROM THE RECORD DEED BEARINGS TO "CALCULATED BEARINGS" NOW CONFORMING TO THE LOCAL STATE PLANE COORDINATE SYSTEM.

THE ABOVE DESCRIPTION WAS PREPARED FROM SURVEY OF BRAD T. THOMAS, TN LIC. NO. 2431, OF BARGE, WAGGONER, SUMNER & CANNON, INC., 211 COMMERCE STREET, SUITE 600, NASHVILLE, TN, 37201, DATED JULY 1, 2014, FILE NO. 3559503.

BEING THE SAME property conveyed to Grantor by deed from Battleship II, LLC, a Tennessee limited liability company, of record in Instrument No. 201408270078245, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3808 Cleghorn Avenue, Nashville, Tennessee 37215.

Said property is conveyed subject to the following matters:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 1130, Page 35, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the Public Records.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Timothy Mark Donlon, RLS No. 2297 of Donlon Land Surveying. LLC on February 26, 2020 last revised March 22, 2021, designated Job No. 220070:
   (A) Wall in the southeasterly corner extends over the boundary line, ownership unknown
   (B) Pergola over wood deck in the northwesterly corner lies over the 50' setback detailed in Book 1130 Page 35.
   (C) Overhead electric line without benefit of easement located on the southeastern portion of the Land.

Except for those matters set forth in clauses 1-4 above, Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth in clauses 1-4 above), but no further or otherwise.

[signature on following page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 31st day of March 2021.

RC BATTLESHIP PARTNERS,
a Tennessee general partnership

By:_____
Title: General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ed Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of RC Battleship Partners, a Tennessee general partnership composed of John T. Rochford, III and Edgar B. Cooper, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 23 day of March, 2021.

Hallie Starnes
Notary Public

My Commission Expires:

7/3/2023

HALLIE STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Signature Page to Special Warranty Deed

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,650,000.00.

Logan Cass

Affiant

Sworn to and subscribed before me this 26 day of March, 2021.

Notary Public

My Commission Expires:

1-8-2024



True Copy Certification

I, Denise Griffin, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Denise Griffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

