Karen Johnson Davidson County
Batch# 611009 DEEDWARRSP
04/08/2021 01:46:30 PM 5 pgs
Fees: $28.00 Taxes: $11,840.00
20210408-0047078

SPECIAL WARRANTY DEED

FROM: Spiva Family 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: Octane Partners WBR, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Octane Partners WBR, LLC 2505 21st Avenue South, Suite 201 Nashville, TN 37212	Same	091 14 0 151.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,200,000.00.

Affiant

Sworn to and subscribed before me, this 2 day of April 2021.

Notary Public

My Commission Expires: 3/6/24

ANNA KRISTIN YARBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **Spiva Family Partners**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Octane Partners WBR, 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 363 White Bridge Road (sometimes referred to as 365 White Bridge Road), Nashville, Davidson County, Tennessee 37209.

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 6 day of April, 2021.

SELLER: Spiva Family Partners,
a Tennessee general partnership

By: George N. Spiva, by C. Mark Carver

George N. Spiva, General Partner, by C. Mark Carver, Attorney-in-Fact for George N. Spiva pursuant to Limited Power of Attorney of record at Instrument No. 20160923-0100730, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for George N. Spiva, the General Partner of Spiva Family Partners, a Tennessee general partnership, the within named bargainor, and that he as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of George N. Spiva by himself as attorney-in-fact.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of April, 2021.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land located in the 20th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the State Route 155 (White Bridge Pike) and U.S. Highway 70 (Charlotte Avenue) intersection and being the southerly part of Lot 12 and Lot 13 and part of Block No. 18 in C.C. Vernon's Subdivision of 146 acres as recorded in Deed Book 161, Page 164, in the Register's Office of Davidson County, Tennessee and also being the Amnon Shreibman Trustee of the Shreibman Family Trust Property as recorded as Instrument #20051221-0153121, in the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey dated March 18, 2014 prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, as follows:

BEGINNING at an existing 1/2" iron pin monument in the westerly right-of-way of State Route 155 (White Bridge Pike), said monument being a southeasterly corner common to the McGowan Family Investments, LLC Property, as recorded as Instrument #20130812-0084291, in the Register's Office of Davidson County, Tennessee;

Thence leaving said McGowan Family Investments, LLC Property and continuing along with the westerly right-of-way of State Route 155 (White Bridge Pike), S 00°52'35" E, a distance of 224.43' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley #1524;

Thence leaving said westerly right-of-way of State Route 155 (White Bridge Pike) and continuing along with the northerly and easterly lines of Public Alley #1524 the following four calls: S 73°30'43" W a distance of 130.31' to an existing 1/2" iron pin monument;

Thence with a curve turning to the right with an arc length of 15.74', with a radius of 10.00', with a chord bearing of N 61°23'43" W, with a chord length of 14.17', to a new brass disk;

Thence N 16°18'09" W a distance of 106.12' to a new brass disk;

Thence S 73°32'34" W a distance of 29.61' to a new iron pin monument, said monument being the southeasterly corner common to the Fifth Third Bank, N.A. Property, as recorded as Instrument #20080208-0013298, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #1524 and continuing along with the southerly lines of the Fifth Third Bank, N.A. Property the following two calls: N 16°19'56" W a distance of 100.05' to a new iron pin monument;
Thence N 73°31'47" E, a distance of 229.70' to an existing 1/2" iron pin monument in the State Route 155 (White Bridge Pike), which is the point of beginning, having an area of 39,736 square feet, 0.91 acres more or less.

Together with and subject to easement rights under the Easement Agreement between Shoney's, Inc., a Tennessee corporation, and Development Resources Corp., a Tennessee corporation, of record in Book 7761, page 310, Register's Office for Davidson County, Tennessee, which creates an encumbrance upon and an appurtenance to the above described real property.

Being the same property conveyed to SPIVA FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from OSCAR TIVIS NELSON, JR. AND WIFE, PATRICIA NELSON, of record as Instrument No. 20190131-0009484, dated January 30, 2019, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 161, page 164, said Register's Office.

3. Subject to Easement Agreement between Shoney's Inc., a Tennessee Corporation, and Development Resources Corp., A Tennessee Corporation, appearing of record in Book 7761, page 310, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

