Karen Johnson Davidson County
Batch# 639084 DEEDWARR
05/18/2021 03:14:29 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210518-0067343

ADDRESS NEW OWNER: Maniatis Properties, LLC
1522 Douglas Ave
Nashville TN 37206

SEND TAX BILL TO: New owner

MAP-PARCEL NOS. 096050A04400CO AND 096050A04500CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Maniatis Properties, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: (211 Donelson Pike, Unit 204) Land in Davidson County, Tennessee, being Building A, Unit A4U (Parcel No. 44) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Tract No. 2: (211 Donelson Pike, Unit 205) Land in Davidson County, Tennessee, being Building A, Unit A5U (Parcel No. 45) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Being the same property conveyed to Steven R. Griffith from First Community Bank of Tennessee by a Special Warranty Deed recorded on July 8, 2019, of record in Instrument No. 20190708-0066094, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from Steven R. Griffith, by Quitclaim Deed recorded on July 12, 2019, of record in Instrument No. 20190712-0067992, Register's Office for Davidson County, Tennessee.

This is property with a common address of 211 Donelson Pike, Units 204 and 205, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6200, Page 49, Register's Office for Davidson County, Tennessee.(3) Cameron Park Master Deed and Declaration of Horizontal Property Regime in Book 6297, Page 851; Book 11710, Page 523; Instrument No. 20140820-0075956; and Instrument No. 20150107-0001559, said Register's Office.(4) By-Laws in Book 6297, Page 864, said Register's Office.(5) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Ave., to Bransford Realty Company, in Book 880, Page 220, said Register's Office.(6) Transmission Line Easement to U.S.A., in Book 1163, Page 629, said Register's Office.(7) Permanent drainage easement to Metro Government in Book 4181, Page 194, said Register's Office.(8) Deed to Metro Government for sanitary sewers, storm drainage, water mains and appurtenances in Book 6255, Page 605, said Register's Office.(9) Boundary Plat of Cameron Park Office Center in Plat Book 6200, Page 48, said Register's Office.(10) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Cameron Park, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(11) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB FM 21-211-201-205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of May 2021.

Exit Properties General Partnership, a Tennessee general partnership

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership, PARTNER

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By:The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership, PARTNER

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, 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 the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455 in the Davidson County Register's Office, that that he as Trustee is authorized to execute this document on behalf of the said Trust as Partner of Exit Properties General Partnership.

Witness my hand and official seal at office, this 13th day of May 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, 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 the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050 in the Davidson County Register's Office, as such authorized partner or authorized signer for Exit Properties General Partnership, that that he as Trustee is authorized to execute this document on behalf of the said Trust as Partner of Exit Properties General Partnership.

Witness my hand and official seal at office, this 13th day of May 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn before me this 13th day of May 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

File No. 2104-092