Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Jariwala Investments LLC 100 Coley Davis Court Nashville, TN 37221	PART OF 128-17.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bellevue Management, Inc.**, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey to **Jariwala Investments LLC**, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

LOT 1 on the Resubdivision of Lot 1 as shown on the First Revision Coley-Davis-Commercial Center of record as Instrument No. 20210526-0071321, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Bellevue Management, Inc., a Tennessee corporation, by deed from Rechter-Davis Properties, a Tennessee general partnership, dated September 3, 2020, recorded as Instrument No. 20200903-0100828, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit A** hereto attached and incorporated herein by reference (the "Permitted Exceptions").

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transaction is $4,000,000.00

Affiant

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 20th day of May 2021.

Patricia R. Young, Notary Public

My Commission Expires: April 10, 2022

Karen Johnson Davidson County
Batch# 645646 **DEEDWARRSP**
05/28/2021 11:40:46 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00

20210528-0072393

This is improved property located at **100 Coley Davis Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 26th day of May 2021.

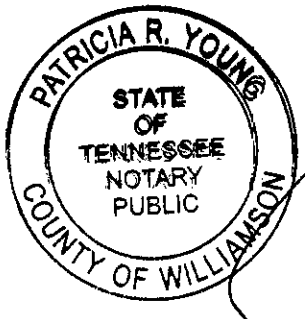
Bellevue Management, Inc., a Tennessee corporation

By: _____
Bruce G. Davis, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared **Bruce G. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Secretary** of **Bellevue Management, Inc.**., the within named bargainor, a Tennessee corporation, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as secretary.

WITNESS my hand and official seal, at office in Brentwood, Tennessee this the 26th day of May 2021.



_____
PATRICIA R. YOUNG, Notary Public

My Commission Expires: April 10, 2022

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien, not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plans of record in Instrument No. 20020430-0052829 and Plat Book 11700, Page 23, Register's Office for Davidson County, Tennessee.

3. Ingress/Egress Easements set out in Deed in Instrument No. 20200903-0100828, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement recorded in Book 11542, Page 839, Register's Office for Davidson County, Tennessee.

5. Termination of Easement for Sub-Service Disposal (Book 4470, Page 135) of record in Book 6782, Page 682, Register's Office for Davidson County, Tennessee.

6. Easement for Ingress/Egress of record in Book 8868, Page 524, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer of record in Book 8097, Page 292, Register's Office for Davidson County, Tennessee.