Karen Johnson Davidson County
Batch# 650182 DEEDWARRSP
06/04/2021 04:03:30 PM 6 pgs
Fees: $33.00 Taxes: $4,014.50
20210604-0075524

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jeffrey W. Mathews 450 Professional Park Drive Goodlettsville, Tennessee 37072	Map & Parcel No. 026-10-0A-001.00CO	Jeffrey W. Mathews 450 Professional Park Drive Goodlettsville, Tennessee 37072

This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, RJC PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to JEFFREY W. MATHEWS, an individual resident of the State of Tennessee (the "Grantee"), Grantee's heirs, successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 450 Professional Park Drive, Goodlettsville, Tennessee 37072.

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

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00

Affiant

Subscribed and sworn to before me this 27th day of May, 2021.

Notary Public
My Commission Expires: 7/2/2024



Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: (i) Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed to be effective the 1st day of June, 2021.

GRANTOR:

RJC PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Decker
Title: Manager

STATE OF Georgia
COUNTY OF Fulton

Before me, Richard Carico, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher Decker, 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 manager of RJC Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such has being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself in his capacity as manager.

Witness my hand seal at office this 26th day of May, 2021.

_____
Notary Public

RICHARD CARICO NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA May 10, 2022

My Commission Expires: My 10, 2022

[Signature Page to Special Warranty Deed]

SCHEDULE 1

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final First Resubdivision Northchase Professional Park, Lot No. 4, Northchase at Rivergate, of record in Book 6900, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with all beneficial access, utility and parking easements and all right, title and interest appurtenant to said Lot 1 contained n the Declaration of Easements, Restrictive Covenants and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RJC Properties, LLC, a Tennessee limited liability company, by the Special Warranty Deed of record in Instrument No. 20131209-0124759, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

(1) Real property taxes and assessments for the year in which the Closing takes place and subsequent years.

(2) Any matters arising from the acts, negligence or misconduct of Grantee or any of its agents, employees, contractors, representatives or invitees.

(3) Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.

(4) Rights of Long Hollow Family Practice P.C., as tenant only, under that certain unrecorded lease dated February 21, 2013.

(5) All matters shown on the Plan of record in Book 6900, page 956, Register's Office for Davidson County, Tennessee.

(6) Covenants, Conditions and Restrictions of record in Book 7278, page 672, Book 7918, page 715, Book 8892, page 227 and Book 10011, page 609, Register's Office for Davidson County, Tennessee.

(7) Deed conveying common area of record in Book 7919, page 358, Register's Office for Davidson County, Tennessee.

(8) Communications Systems Right of Way Easement of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

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, Brina Mathis, a notary public for this county and
Notary's Name

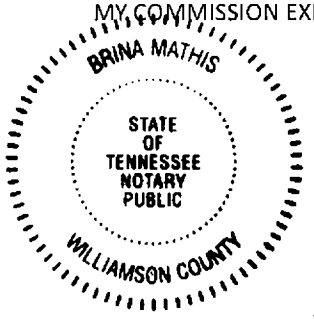
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 2/24/2025

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).