Karen Johnson Davidson County
Batch# 654797 DEEDWARRSP
06/11/2021 11:40:30 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20210611-0078976

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue, Suite 205
Nashville, Tennessee 37215
(615) 383-0711

FTEC File No. 35879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

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

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
AT1 Maple Grove, LLC P.O. Box 78587 Nashville, TN 37207	New Owner P.O. Box 78587 Nashville, TN 37207	060-04-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TODD REALTY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AT1 MAPLE GROVE, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Maplewood Trace, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2021.

TODD REALTY, LLC, a Tennessee limited liability company

By: , Chief Manager
Daniel C. Todd, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Daniel C. Todd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Todd Realty, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 27th day of May, 2021.

Notary Public

My Commission Expires: _____

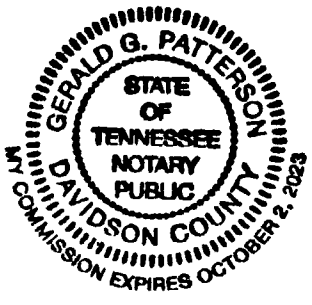


EXHIBIT "A"

TRACT I: (being a portion of Map/Parcel 060-04-0-057.00)

Land in the 12th, formerly the 17th, Civil District of said County, being part of Lot No. 2 on the Map of William Phillips Estate, as of record in Book 57,Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Maplewood Lane at a point 10.5 feet west of the northwest corner of the property conveyed to E.M. O'Brien and wife by deed from T.B. Harris and wife, of record in Book 1174, Page 428, said Register's Office, being 747 feet 10 inches west of the westerly margin of Maplewood Boulevard thence South 3 1/4 deg. West 763 feet, more or less, to a point 748.5 feet West of the westerly margin of Maplewood Boulevard, also being the line between Lots Nos. 2 and 3; thence with the line between said two lots North 85 1/2 deg. West 50 feet thence North 3 1/4 deg. East 766.4 feet, more or less, to the center of Maplewood Lane thence with the center of said Lane South 85 1/2 deg. East 50 feet to the beginning.

Being the same property conveyed to Todd Realty, LLC from Andrew L. Todd, as Executor of the Estate of Elmer H. Todd, Jr. by Quitclaim Deed of record in Instrument Number 20181119-0113729, in the Register's Office for Davidson County, Tennessee. For further reference see deeds in Book 7328, Page 679; Book 4224, Page 763; and Book 2146, Page 501, in the Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded in the conveyance is that portion of property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 3982, Page 755, in the Register's Office for Davidson County, Tennessee.

TRACT II: (being a portion of Map/Parcel 060-04-0-057.00)

Being part of Lot No. 2 of the real estate of William Phillips, deceased, of record in Book 57, page 21, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Maplewood Lane in the northwest corner of the property conveyed to Hayden A. Bryant et us, by deed of record in Book 1367, page 248, said Register's Office; thence South 3 1/4 degrees West 763 feet, more or less, to a point in the line between Lots Nos. 2 and 3; thence North 85 1/2 degrees West, along the line between Lots Nos. 2 and 3, 123 feet to a point; thence North 3 1/4 degrees East 763 feet, more or less, to the center line of Maplewood lane; thence with the center line of the same South 85 1/2 degrees East 123 feet to the point of beginning.

Being the same property conveyed to E. H. Todd and wife, Stella Neely Todd by deed of record in Book 1640, page 528, in the Register's Office for Davidson County, Tennessee. Said E. H. Todd and Stella Neely Todd (a/k/a Stella Neely Todd) have both since passed away, with Peggy Todd Marshall and E.H. Todd Jr., being the only children of E.H. Todd and Stella Mai Todd. Said E.H. Todd Jr., having since deceased on February 20, 2016; with Imelda W. Todd (wife of E.H. Todd, Jr.) having deceased on July 3, 2018, and with said Peggy Todd Marshall having since deceased on March 1, 2016. By Affidavit of Heirship recorded in Instrument No. 20210608-0076807, Register's Office for Davidson County, Tennessee, the heirs of

said E.H. Todd, Jr., Imelda W. Todd, and Peggy Todd Marshall have been confirmed to be Edward J. Todd, John W. Todd, Andrew L. Todd, Mary Ann Shanks, Daniel C. Todd, Richard D. Todd, and Robert F. Todd, who have conveyed title to the same property to Todd Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20210609-0077909, Register's Office for Davidson County, Tennessee.

TRACT III: (being a portion of Map/Parcel 060-04-0-057.00)

Land in Davidson County, Tennessee, described as follow, to wit:

Being part of Lot No. 2 of the Real Estate of William Phillips, deceased, of record in Book 57, page 21, in the Register's Office for said County, and described as follows:

Beginning at a point in the center line of Maplewood Lane, said point being 123 feet west of the northwest corner of the property conveyed to Hayden A. Bryant and wife, by deed of record in Book 1367, page 248, said Register's Office; thence South 3 1/4 deg. West 763 feet more or less, to a point in the line between Lots Nos. 2 & 3; thence North 85 1/2 deg. West, along the said line between Lots Nos. 2 and 3, 56 2/3 feet to a point; thence North 3 1/4 deg. East 763 feet, more or less, to the center line of Maplewood Lane; thence with the center line of same South 85 1/2 deg. East 56 2/3 feet to the point of beginning.

Being the same property conveyed to E. H. Todd and wife, Stella Mai Todd by deed of record in Book 1849, Page 145,in the Register's Office for Davidson County, Tennessee. Said E. H. Todd and Stella Mai Todd have both since passed away, with Peggy Todd Marshall and E.H. Todd Jr., being the only children of E.H. Todd and Stella Mai Todd. E.H. Todd Jr., having since deceased on February 20, 2016, with Imelda W. Todd (wife of E.H. Todd, Jr.) having deceased on July 3, 2018, and with said Peggy Todd Marshall having since deceased on March 1, 2016. By Affidavit of Heirship recorded in Instrument No. 20210608-0076807, Register's Office for Davidson County, Tennessee, the heirs of said E.H. Todd, Jr., Imelda W. Todd, and Peggy Todd Marshall have been confirmed to be Edward J. Todd, John W. Todd, Andrew L. Todd, Mary Ann Shanks, Daniel C. Todd, Richard D. Todd, and Robert F. Todd, who have conveyed title to the same property to Todd Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20210609-0077909, Register's Office for Davidson County, Tennessee.

EXCEPTIONS

1. State and County taxes for the year 2021, a lien but not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 57, page 21, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 1414, page 1, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Tract III)

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

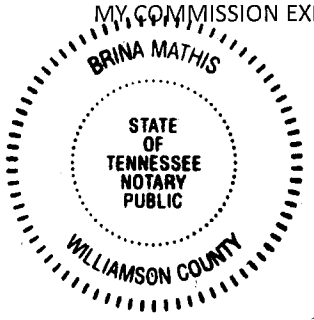
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).