Karen Johnson Davidson County
Batch# 659208 DEEDWARRSP
06/17/2021 12:22:30 PM 7 pgs
Fees: $38.00 Taxes: $4,625.00
20210617-0081988

ADDRESS NEW OWNER: WNR26-Rivergate, LLC
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 034-02-0-074.00 (P/O)

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

SPECIAL 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, **1800 Gallatin Investors, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WNR26-Rivergate, 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being a portion of the same property conveyed to 1800 Gallatin Investors, a Tennessee general partnership, from TRU Trust 2016, a Delaware limited liability company, by Special Warranty Deed recorded on January 3, 2019, in Instrument No. 20190103-0000599, Register's Office for Davidson County, Tennessee.

The Grantor further conveys to Grantee herein an access easement for right of ingress and egress over and through the access aisles and curb cuts constructed on adjoining property of Grantor. Said access easement provides for access both from Rivergate Parkway and Gallatin Pike. Said Access Easement Areas are further described in Reciprocal Easement of record in Instrument No. 201901030000724, said Register's Office, which Easement is incorporated herein by this reference.

This is property with a common address of 928 Rivergate Parkway, Goodlettsville, TN 37072.

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 (for the subject property only).
(2) All matters appearing on the Plan of record in Plat Book 5200, Page 498, Register's Office for Davidson County, Tennessee.
(3) All matters appearing on the Plan of record for Racetrac Petroleum of record in Instrument No. 20210413-0048754, said Register's Office.
(4) Right of Way Easement(s) to Nashville Gas Company, recorded in Book 5494, Page 956, said Register's Office.
(5) Court Ordered Right of Way Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, established pursuant to instrument recorded in Book 4464, Page 462, Register's Office for Davidson County, Tennessee.
(6) Consent Court Order Drainage Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, as established pursuant to instrument recorded in Book 4864, Page 739, Register's Office for Davidson County, Tennessee.
(7) Subject to outconveyance to Racetrac Petroleum, Inc., a Georgia corporation, from 1800 Gallatin Investors, a Tennessee general partnership by a Special Warranty Deed recorded on January 3, 2019, in Instrument No. 20190103-0000723, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20190904-0089329, said Register's Office.
(8) Subject to a Reciprocal Easement and Operation Agreement between 1800 Gallatin Investors, a Tennessee general partnership, and Racetrac Petroleum, Inc., a Georgia corporation of record in Instrument No. 20190103-0000724, said Register's Office.

(9) Subject to the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201023-0123275, said Register's Office.

(10) Subject to the Declaration of Cross-Easements, Rights, Obligations and Restrictions of record in Instrument No. _____** _____, said Register's Office. ** 20210617008198 7

(11) First Amendment to Reciprocal Easement and Operation Agreement in Instrument No. 20210617008198 6, said Register's Office.

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.

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.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that is has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

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 11th day of June 2021.

1800 Gallatin Investors, a Tennessee general partnership
By: Equinox 1800 Gallatin, a Tennessee general partnership,
MANAGING PARTNER

By: _____
Ryan Stahl, MANAGING PARTNER

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Stahl, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Managing Partner of Equinox 1800 Gallatin, a Tennessee General Partnership, Managing Partner of 1800 Gallatin Investors, a Tennessee General Partnership, the within named bargainor, and that s/he as such Managing Partner of Equinox 1800 Gallatin, a Tennessee General Partnership, Managing Partner of 1800 Gallatin Investors, a Tennessee General Partnership executed the within instrument for the purposes therein contained by signing the name of the general partnership by the said Ryan Stahl as Managing Partner of Equinox 1800 Gallatin, a Tennessee General Partnership, Managing Partner of 1800 Gallatin Investors, a Tennessee General Partnership.

Witness my hand and official seal at office, this 15th day of June 2021.

Notary Public
My Commission Expires: 04-27-2025

Sharon Surless Lowen
Notary Public
State of Florida
Comm# HH103721
Expires 4/27/2025

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn before me this 11th day of June 2021.

Notary Public
My Commission Expires: _____

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

File No. 2009K202

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Proposed Lot 3 on a portion of Lot 2 of Plat 20210413-0048754 in the Register's Office for Davidson County, Tennessee being located in Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the westerly corner of Lot 1 on the Re-subdivision of Lot 1 Rivergate Park of record Instrument 20210413-0048754, also being in the northeasterly right-of-way of Rivergate Parkway (public right-of-way varies); thence, with said northeasterly right-of-way North 18 degrees 38 minutes 12 seconds West, a distance of 138.14 feet to a point in the right of way;

Thence, leaving the said right of way and with the northwesterly line of Lot 2 of Plat 20210413-0048754 the following four calls:

North 35 degrees 48 minutes 41 seconds East, a distance of 256.70 feet to a point;

South 54 degrees 37 minutes 03 seconds East, 24.40 feet to a point;

North 35 degrees 22 minutes 57 seconds East, 105.56 feet to the beginning of a non-tangent curve to the left, having a radius of 85.00 feet, a delta angle of 37 degrees 22 minutes 38 seconds, and a chord bearing and distance of North 83 degrees 51 minutes 45 seconds East and distance of 54.47 feet to a point;

Thence leaving northerly line and going across Lot 2 of Plat 20210413-0048754 the following nine calls:

South 10 degrees 12 minutes 29 seconds East, 8.71 feet to the beginning of a non-tangent curve to the right having a radius of 45.00 feet, a delta angle of 45 degrees 42 minutes 36 seconds and whose long chord bears South 12 degrees 38 minutes 50 seconds west a distance of 34.96 feet to a point;

South 35 degrees 30 minutes 08 seconds West, a distance of 50.57 feet to the beginning of a curve concave easterly, said curve has a radius of 40.00 feet; a delta angle of 42 degrees 19 minutes 12 seconds, and whose long chord bears South 14 degrees 20 minutes 32 seconds West a distance of 28.88 feet to a point;

South 6 degrees 49 minutes 05 seconds East, a distance of 39.92 feet to the beginning of a curve concave westerly, said curve has a radius of 45.00 feet; delta angle of 10

degrees 14 minutes 16 seconds, and whose long chord bears South 01 degrees 41 minutes 57 seconds East a distance of 8.03 feet to a point;

Thence continuing along a curve concave westerly, said curve has a radius of 45.00 feet; delta angle of 32 degrees 04 minutes 57 seconds, and whose long chord bears South 19 degrees 27 minutes 40 seconds West a distance of 24.87 feet to a point;

South 35 degrees 30 minutes 09 seconds West, a distance of 57.94 feet to a point;

Thence, South 54 degrees 29 minutes 51 seconds East a distance of 1.72 feet to a point;

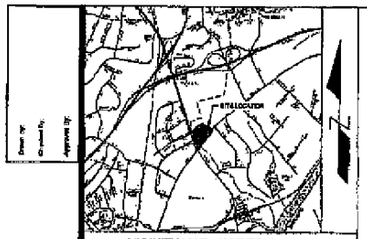
Thence South 35 degrees 30 minutes 08seconds West a distance of 211.46 feet;

South 71 degrees 21 minutes 48 seconds West, a distance of 42.47 feet to the point of beginning.

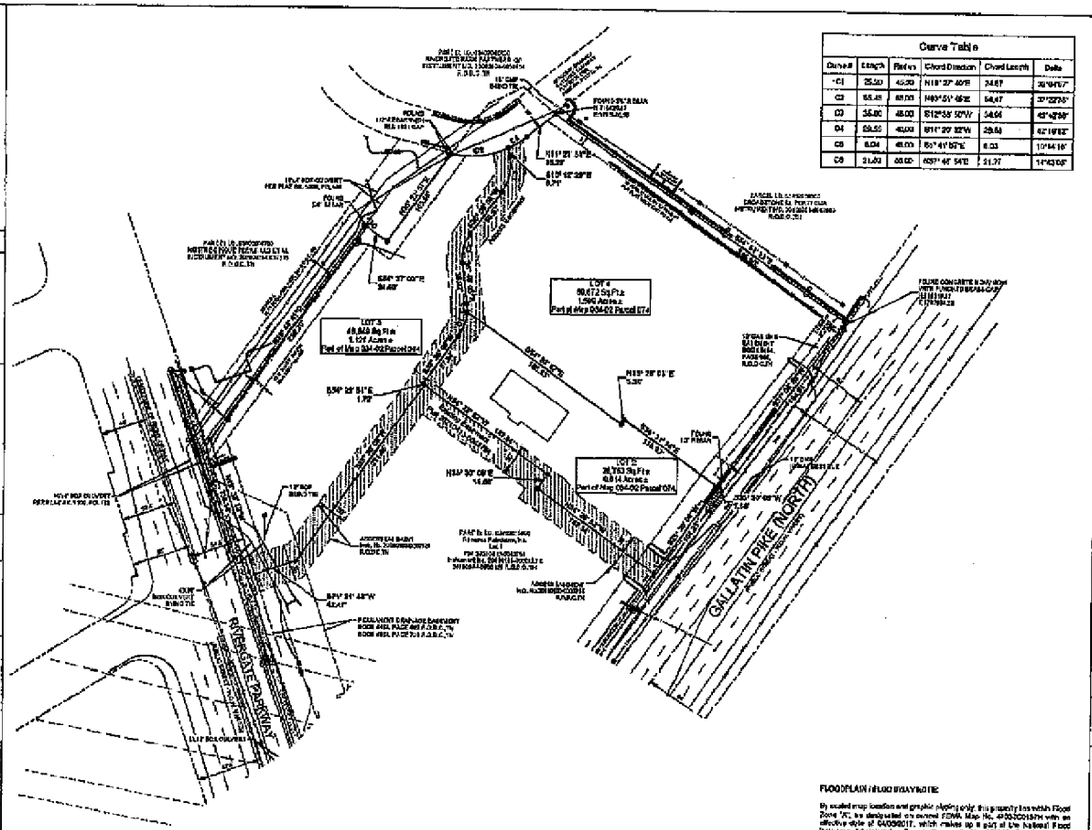
Containing 48,849 square feet or 1.121 acres, according to a survey dated April 28, 2021, by Alan T. Barnard, TNRLS No. 2366, Project #43863.00.

Exhibit A (continued)

20210617000819880



VICINITY MAP - NOT TO SCALE



NORTH

Source of North
Tennessee Coordinate
System of 1983 (NAD 83)
Elevation Datum: NAVD88 (GeoID12B)

GRAPHIC SCALE
1 Inch = 50 Feet

SURVEYOR NOTES

1. No title opinion is expressed or implied.
2. All set property corners are marked with 1/2" diameter rebar with a cap bearing "Gresham Smith" unless otherwise noted.
3. The property has direct access to a dedicated public right-of-way.
4. The ties of the surveyor's horizontal tie-point items have not been surveyed and have been graphically depicted from a compilation of record data and Metro Nashville GIS data.
5. This is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors, Chapter 0820-03, Standards of Practice and 0820-03-.07, Survey Types and Requirements. The relative positional accuracy does not exceed 0.10' as shown hereon.

UTILITY DISCLAIMER:

Gresham Smith and surveyor does not guarantee accuracy of marked underground utility locations or surface evidence of underground utilities not readily indicating underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities shown unless otherwise noted. Underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities shown are in the exact location indicated. The entire utilities system size and location of utilities shown shall be done so with best efforts/reference considered. Detailed verification of existence, location and depth must be made prior to any excavation within the area. Excavator, contractor and owner of service should be coordinated with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners (811) no less than (3) nor more than (10) working days prior to the date of their intent to excavate and also to verify any possible hazard or conflict. (TENNESSEE CODE ANN. § 65-31-106).

GPS CERTIFICATION

The grid coordinates of the Flood Elevation shown were derived by performing a Static GPS session performed from 10:23:00 UTC to 21:55:00 UTC on 11/27/2018. The Static GPS file generated was processed through the National Geodetic Survey (NGS) Online Positioning User Service (OPUS) and the coordinates was submitted to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010.0), Grid: NAD, 2011 (Epoch 2010.0), Units: U.S. Survey Feet, using 1000s Feet ellipsoidal heights were used. The Overall Root Mean Square (RMS) was 0.04 feet.

Zone Station: TRIMBLE CORS RTN
Northing: 1,761,139.30
Easting: 1,727,099.49
Elevation: 471.14
Combined Scale Factor: 0.999961150

For boundary aspects of this survey, RTK GPS positional data was observed on 11/26/2018 & 12/03/2018 utilizing Topcon GR-5 Dual Frequency GNSS receivers.

Positional Accuracy of the RTK GPS Vectors do not exceed: Horizontal: 0.06' at 1 sigma.

FLOODPLAIN/FLOODWAY NOTE:

By scaled map location and graphic plotting only, this property lies within Flood Zone "AE", as designated on revised FIRM, Map No. 47037C0151H with an effective date of 04/05/2017, which makes up a part of the National Flood Insurance Administration Report, Community No. 470040, Panel No. 0151, Suffix H which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "AE" and/or "Other Areas" as "Areas determined to be outside the 0.2% annual chance floodplain."

"Proposed Flood way" shown hereon per "USACE_Preliminary Floodway" layer of the Metro GIS database. Zone 1 and Zone 2 Water Quality Buffers shown per Metro Stormwater Manual Volume 4 Regulations (Base Flood Elevation=463.13')

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RE-SUBDIVISION OF LOT 2 RIVERGATE PARK

10th Councilmanic District of Metropolitan Nashville and Davidson County, TN

Prepared Owner:

1800 DeTalle Investors, GP
Contact: Ryan Estell

Project Owner Address:

630 S Rossland Ave., Ste 108
Maitland, FL 32751

Council District: 10
Council Member: ZACH YOUNG

Zoned: CS - COMMERCIAL SERVICE

Surveyor: Alan T. Barnard, TN RLS 2166
Phone: 615.770.8569
Email: alan.barnard@greshamsmith.com

Preliminary
11/27/18 4:17:23 PM

PROJECT #: 49863.00
METRO CASE #
DATE OF PLAT: 04/19/2021
SHEET 1 OF 1

Preliminary
Date: 04/19/2021

203 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100
Email: alan.barnard@gresham smith.com

RECORD
POOA/DC _____
Instrument Number _____
Book and Page

Commission Approval
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

By: _____
Date: _____

Owner's Certificate
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon and that it was conveyed to me (us) by deed of record in Instrument Number 20180130000078110 in the Register's Office of Davidson County, Tennessee, and that the title of said property is subject to no liens or encumbrances except as noted. It is also my (our) intention that this subdivision, as shown hereon, be known as Re-Subdivision of Lot 2 Rivergate Park, and that said subdivision shall hereafter be known by that name. I (we) further certify that all streets and other rights-of-way intended for public use are hereby dedicated to the Metropolitan Government of Nashville and Davidson County, Tennessee, and that all improvements will be made to conform to the requirements adopted by the Metropolitan Planning Commission and to obtain the guarantee required by the Metropolitan Government before the same are accepted, and that all water lines, fire hydrants, sewer lines, and drainage facilities will be constructed in accordance with the adopted rules governing the same.

_____ Date: _____
Owner(s) Signature
Name: 1800 DeTalle Investors, GP
Authorized Signer: Ryan P. Estell
Title: Owner's MP
Address: 630 S Rossland Street Suite 108
City, State: Orlando, FL 32811
Phone:
Email:

PLAT NOTES

1. The purpose of this plat is to create 3 lots and dedicate easements.
2. The location of all utilities is based on field survey and plans of the Re-subdivision of Lot 2 Rivergate Park as recorded in Instrument #20180130000078110 in the Register's Office of Davidson County, Tennessee. Lot 2 will be shaded yellow on this.
3. This plat is for Parcel ID: 084 02 074.00
4. Property is zoned CS, Commercial Service. Building setback lines per Metro Zoning Code.
5. Property is subject to all conditions, limitations and restrictions of record.
6. Property is subject to 30 ft reciprocal ingress and egress easement as recorded in Book 6131, Page 163 and shown on plat attempted to be released in Instrument 20190318-0040774. Easement agreement Instrument No. 20190318-0040774 recorded in the Register's Office of Davidson County, Tennessee.
7. It is required that fire sprinkling be provided for this subdivision. Fire hydrants, fire flow and pressure are to meet Metro Water Services requirements.
8. No building or permanent structure shall be erected over any easement or right-of-way.
9. All utilities shall be placed underground as required by Section 17.20.180 of the Metro Zoning Code.
10. Any access ties, other than those at the existing ground elevation must be driven or erected in such a manner as to not damage utilities per Tn. Rule 0820-03-.05(1)(b) and approved by the Metropolitan Department of Water and Sewers.
11. Sidewalks are required along all public and private streets in accordance with Metro Zoning Code.
12. Zero driveways are to be permitted directly onto Gallatin Pike (North) (Arterial-Boulevard) and Rivergate Parkway (Collector-Boulevard) as per Metro Code.
13. As Part of the Existing Metro (MWS) Water Service Engineering Development Request No. 2018WR0111, capacity of public water and sewer facilities for this initial development of property.
14. Note to Prospective Owners: You are advised that in order to obtain Metro Water Service / Engineering Development Request No. 2018WR0111, capacity of public water and sewer facilities for this initial development of property.
15. In order to receive sewer and City water service fees, you must pay them.
16. All utilities shall be placed underground as required by Section 17.20.180 of the Metro Zoning Code.
17. Landscaping or fences shall not be placed on drainage easements in a manner as to impede the flow of water.
18. The final plat shall contain a grant of easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, for the purpose of installing and maintaining sewers that the Department of Water and Sewers may construct to serve this subdivision. The grant of easement shall also provide that the Department of Water and Sewers may require the owners of lots in this subdivision to connect to the sewer when sewers become available to serve the subdivision. The owners of lots in this subdivision shall be required to abandon their septic tank systems and connect to the sewer system at their own expense within 365 days after notification by the Department of Water and Sewers that sewers are available to serve the subdivision.
19. Maintenance of detention, BMP facilities and all drainage easements are the responsibility of the property owner(s) and not the responsibility of Metro Government.
20. Approval of this subdivision does not ensure that building permits will be issued to each lot within the subdivision. Building permits are issued by the Department of Codes Administration in accordance with the Zoning Code and other regulations in effect at the time of application.
21. Sidewalk Agreement Instrument #20190318-0040775

DEVELOPMENT SUMMARY

- Council District: 10
- Councilperson: Zach Young
- Plat request: April 26, 2021
- U.S. Flood Hazard Community: 47037C0151H, Effective Date: April 5, 2017, Zone X - Other Areas
- Total Area Being Subdivided: 4.656 Ac (202,850 Sq Ft)
  - Lot 3 Area +/-: 1.144 Ac (49,848 Sq Ft)
  - Lot 4 Area +/-: 1.599 Ac (69,672 Sq Ft)
  - Lot 5 Area +/-: 0.913 Ac (39,763 Sq Ft)
- Number of Lots: 3
- Zoning: CS - Commercial Service, per BL2017/1015
- Property Address: 1800 Gallatin Pike, Madison, TN 37115
- Owner of Record: 1800 DeTalle Investors
- Owner Address: 630 S. Rossland Ave, Suite 108
  Maitland, FL 32751
- Owner Contact: Ryan Estell
- Parcel Identifier No: 084 02 074.00
- Plat Reference: DB 20180130000078110
- Map 084-02, Parcel 074

Date Field Work: 11/27-12/03-2018

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK

LEGEND

●	Set Property Corner	WM	Water Meter
○	Found Property Corner	WV	Water Valve
	Property Line	FH	Fire Hydrant
	Adjacent Property Line	SV	Sewer Manhole
	Adjacent Road Line	CO	Clean Out
	Existing Fence	CB	Catch Basin
	Existing Gas Line		Storm Drain Manhole
	Existing Water Line		Storm Drain
	Existing Sanitary Sewer Line		Sanitary Sewer Manhole
	Existing Storm Drain Line		Power Pole
	Underground Electric		Light Pole
	Underground Telephone Line		Guy Wire
	Underground Telephone Pedestal		Mailbox
	Boundary		Water Line Valve
	Centerline		Sidewalk
	Adjacent Property Line		Storm Pipe/Culvert Entrance and Exit
	Easement Centerline		Manhole
	Easement Line		Storm Pipe/Culvert Entrance and Exit
	Setback Line		

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022