Karen Johnson Davidson County
Batch# 680121 DEEDWARRSP
07/20/2021 12:58:30 PM 7 pgs
Fees: $38.00 Taxes: $12,580.00
20210720-0097300

THIS INSTRUMENT PREPARED BY:

White & Reasor, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203
Telephone: (615) 324-8767

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Vintage Edge Owner, LLC 1610 South Church Street, Suite C Murfreesboro, TN 37130	New Owner	161-00-0-095.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM PATRICK HENRY, TRUSTEE OF THE HENRY MARITAL TRUST, DATED DECEMBER 20, 2005, as to a one half (1/2) undivided interest, and WILLIAM PATRICK HENRY, TRUSTEE OF THE HENRY FAMILY TRUST, DATED DECEMBER 20, 2005, as to a one half (1/2) undivided interest, (collectively "Grantors") have this day bargained and sold and do hereby transfer and convey unto VINTAGE EDGE OWNER, LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real property in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 5833 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to Grantee and Grantee's successors and assigns forever.

Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that Grantors have good right to sell and convey the same.

Grantors do further covenant and bind themselves, their heirs, successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise, subject however to those matters set forth on Exhibit "B", attached hereto and incorporated herein by this reference.

(Signature page follows.)

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed to be effective as of the 16 day of July, 2021.

GRANTORS:

William Patrick Henry

William Patrick Henry, Trustee of THE HENRY MARITAL TRUST, DATED DECEMBER 20, 2005

William Patrick Henry

William Patrick Henry, Trustee of THE HENRY FAMILY TRUST, DATED DECEMBER 20, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Paul Hinman, a Notary Public in and for said State and County, William Patrick Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of THE HENRY MARITAL TRUST, DATED DECEMBER 20, 2005, and who further acknowledged that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, TN, this 16th day of July, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-2024

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Paul Hinman, a Notary Public in and for said State and County, William Patrick Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of THE HENRY FAMILY TRUST, DATED DECEMBER 20, 2005, and who further acknowledged that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, TN, this 16th day of July, 2021.

NOTARY PUBLIC

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

MY COMMISSION EXPIRES:
11-6-2024

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 15 day of July, 2021.

Notary Public

My Commission Expires: 06/15/2024

HEATHER E ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 06/15/2024

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin found (WSW 1914) in the Eastern R.O.W. of Nolensville pike (SR 11), said pin being South 404 feet, more or less, along the Western R.O.W. of Nolensville Pike from the southern r.o.w. of Swiss Ave., thence with said Nolensville Pike R.O.W. the following four calls: along an arc 108.85 feet to the right, having a radius of 4128.00 feet, the chord of which is South 9°30'58" East for a distance of 108.85 feet to an iron pin found (WSW 1914); thence South 8°45'37" East a distance of 47.28 feet to an iron pin found (WSW 1914); thence along an arc 221.89 feet to the right, having a radius of 4173.00 feet, the chord of which is South 1°08'21" West for a distance of 221.86 feet to an iron pin found (WSW 1914); thence North 89°50'27"W a distance of 50.57 feet to an iron pin set; thence South 19°09'23" West a distance of 57.75 feet to an iron pin set; thence South 01°10'09" East a distance of 40.97 feet to an iron pin set in the line of Maple Ridge S/D PT lot 3 RE-SUB lot 1 (plat book 8250 page 187); thence leaving said R.O.W. North 83°08'42" West a distance of 316.99 feet to an iron pin found (WSW 1914) and being the common corner to Maple Ridge S/D PT lot 3 RE-SUB lot 1 (plat book 8250 page 187) and Maple Ridge S/D lot 2 (plat book 6250 page 85); thence North 83°46'53" West a distance of 181.15 feet to an iron pin found (WSW 1914) and being a common corner to RESUBDIVISION LOT 2 HICKORY COMMERCIAL PARK SECTION ONE (plat book 119 page 29); thence North 6°39'18" East a distance of 476.96 feet to an iron pin found (WSW 1914) and being the common corner to HICKORY COMMERCIAL PARK SECTION ONE LOT 1 (plat book 69 page 806); thence South 82°59'21" East a distance of 434.01 feet to an iron pin found (WSW 1914); thence South 82°59'21" East a distance of 57.09 feet to the POINT OF BEGINNING, according an ALTA/NSPS land title survey entitled "Henry Property" dated November 6, 2020 prepared by William Scott Williams TN RLS #1914 of W. Scott Williams and Associates.

The above described parcel contains 5.7220 acres (249,251 sq. ft.)

Being part of the same property conveyed to William C. Henry, Jr., Trustee of The Henry Marital Trust, dated December 20, 2005, as to a one half (1/2) undivided interest, and William C. Henry, Jr., Trustee of The Henry Family Trust, dated December 20, 2005, as to a one half (1/2) undivided interest, by deed of record in Instrument No. 20130710-0071080, Register's Office for Davidson County, Tennessee. Pursuant to Certifications of Trust of record in Instrument No. _____202107200097298_____ and Instrument No. ___202107200097299__, said Register's Office, the current vesting of the subject property is in William Patrick Henry, Trustee of The Henry Marital Trust, dated December 20, 2005, as to a one half (1/2) undivided interest, and William Patrick Henry, Trustee of The Henry Family Trust, dated December 20, 2005, as to a one half (1/2) undivided interest.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, a lien not yet due and payable.

2. Matters shown in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20190408-0031839, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021 (date of document).

Affiant Signature

7-6-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

