Karen Johnson Davidson County
Batch# 690663 DEEDWARRSP
08/04/2021 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $17,575.00
20210804-0105067

SPECIAL WARRANTY DEED

FROM: BB Antioch GP

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Rocketown of Middle Tennessee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Rocketown of Middle Tennessee 401 6th Avenue South Nashville, TN 37203	Same	163-00-0-286.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $4,750,000.

Affiant

Sworn to and subscribed before me, this 3rd day of August 2021.

Notary Public

My Commission Expires: 5/5/2025

MELISSA A. NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BB Antioch GP**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Rocketown of Middle Tennessee**, a Tennessee nonprofit corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 5255 Hickory Hollow Parkway, Antioch, Tennessee 37013.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 3 day of August, 2021.

SELLER: BB Antioch GP,
a Tennessee general partnership

By: _____
Perry Gooch, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Perry Gooch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of BB Antioch GP, the within named bargainor, a Tennessee general partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of August, 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) C-3, as shown on the map entitled Resubdivision of Lots C, C-2, C-3, Section Fifteen, Hickory Hollow Mall, of record in Book 5800, Page 230, amended in Book 6207, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BB ANTIOCH, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from VNO TRU HICKORY HOLLOW, LP, A DELAWARE LIMITED PARTNERSHIP, of record in Instrument No. 20141219-0116364, dated December 17, 2014, said Register's Office.

TOGETHER with non-exclusive access easement as set forth in Book 5800, Page 230, as amended in Book 6207, Page 366, and in Book 6188, Page 87, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Book 5800, Page 230, amended in Book 6207, Page 366, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5125, Page 769, amended in Book 5189, Page 947, Book 5337, Page 933, amended and restated in Book 5441, Page 968, further amended in Book 5792, Page 491, Book 5951, Page 26 Book 6011, Page 163, and in Book 6095, Page 948, said Register's Office.

4. Restrictive Covenants contained in the deed of record in Instrument No. 20070226-0023587, said Register's Office.

5. Covenant of record in Book 6189, Page 784, said Register's Office.

6. Reciprocal Access and Parking Easement, Restrictive Covenants, and Sewer Services Agreement of record in Book 6188, Page 87, said Register's Office.

7. Consent and Agreement of record in Book 7063, Page 98, amended in Instrument No. 20040721-0086903, Instrument No. 20040721-0086904, and in Instrument No. 20040721-0086905, said Register's Office.

8. Easement Deed by Court Order to Quest Communications International of record in Instrument No. 20120228-0017172, said Register's Office.

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am 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 8-3-21.
Date

Brandy Gomaz
Affiant Signature

8-3-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2021.

Melissa Ann Foster
Notary's Signature

MELISSA ANN FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: 10/2/2023
Date