Karen Johnson Davidson County
Batch# 691318 DEEDWARRSP
08/05/2021 10:40:30 AM 6 pgs
Fees: $33.00 Taxes: $703.10
20210805-0105375

This document was prepared by, and
after recording please return to:
Ryan C. Pulley, Esq.
Holt Ney Zatcoff & Wassermann, LLP
100 Galleria Parkway, Suite 1800
Atlanta, GA 30339

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of August 4, 2021, between D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company ("Grantor"), and Octopus Two Realty Management, LLC, a Delaware limited liability company ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 20130725-0077372, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. However, this conveyance is made subject to those certain matters described on Schedule 2 attached hereto and made a part hereof.

[EXECUTIONS COMMENCE ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

D3 HICKORY HOLLOW, LLC, a Tennessee limited liability company

By: TPA Fund 1, LLC, a Georgia limited liability company, its sole member

By: TPA Investors 1, LLC, a Georgia limited liability company, its manager

By:_____(SEAL)
J. Bradford Smith, its manager

STATE OF Georgia
COUNTY OF Fulton

Before me, Stephanie S. Graves, a Notary Public in and for the State and County aforesaid, personally appeared J. Bradford Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the manager of TPA Investors 1, LLC, a Georgia limited liability company, which is the manager of TPA Fund 1, LLC, a Georgia limited liability company, which is the sole member of D3 Hickory Hollow, LLC, a Tennessee limited liability company, the within-named bargainor,, that he/she as such executed the foregoing instrument for and on behalf of the aforesaid limited liability company for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 28 day of July, 2021.

Notary Public

STEPHANIE S GRAVES NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 10, 2025

RECORDING DATA ONLY

Property Address:

0 Target Drive
Antioch, Tennessee 37013

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $190,026.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:

D3 Hickory Hollow, LLC
1776 Peachtree Street NW, Suite 100
Atlanta, Georgia 30309

Affiant

Tax Identification No.:

16300042800

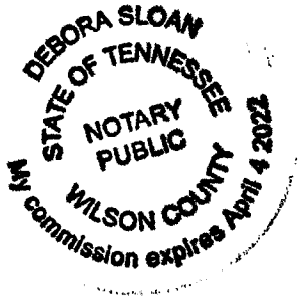
SUBSCRIBED and SWORN TO before me this 30th day of July, 2021

Notary Public

4-4-2022
My Commission Expires

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

Octopus Two Realty Management, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, Tennessee 37215



## SCHEDULE 1

## LEGAL DESCRIPTION

Approximately 2.95 acres of land in Davidson County, Tennessee, and being known as Lot 1, as shown on the plan of Resubdivision (the "Resubdivision Plat") of Lot 1 and Lot 4, Section 7, Cloverleaf Estates, of record as Instrument Number 20160217-0015221, Register's Office for Davidson County, Tennessee ("RODC"), to which plat reference is hereby made for a more complete description.

## SCHEDULE 2

## PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters that would be disclosed on a current, accurate survey of the land.

3. All matters shown on plat of record in **Book 5200, Page 258**, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on plat of record in **Instrument No. 20160217-0015221**, in the Register's Office of Davidson County, Tennessee.

5. All matters shown on the plat of record in **Book 7900, Page 547**, in the Register's Office of Davidson County, Tennessee.

6. Restrictions on access to I-24 contained in Warranty Deed of record in **Book 2857, Page 53**, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in **Book 7316, Page 62**, in the Register's Office of Davidson County, Tennessee.

8. Driveway Easement Agreement of record in **Book 10971, Page 739**, in the Register's Office of Davidson County, Tennessee.

9. Driveway Easement Agreement of record in **Book 11208, Page 810**, as amended in **Book 11281, Page 372**, in the Register's Office of Davidson County, Tennessee.

10. Driveway and Parking Easement Agreement of record in **Book 11220, Page 107**, in the Register's Office of Davidson County, Tennessee.

11. Stormwater Detention Agreement of record in **Instrument No. 20030218-0020838**, in the Register's Office of Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in **Instrument No. 20030401-0042669**, in the Register's Office of Davidson County, Tennessee.

13. Declaration of Easements and Restrictions of Record in **Instrument No. 20151214-0125210**.

14. Deed of Conveyance from D3 Hickory Hollow, LLC, to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage, unrecorded.

15. Easement for the flow of the waters of Collins Creek, and the rights of the public therein.

16. Rights of upper and lower riparian owners to the flow of the waters of Collins Creek, free from diminution or pollution.

17. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Collins Creek.

True Copy Certification

I, Matt Foster, 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 of the original document executed and authenticated according to law on 08/04/2021.

Signature

Date: 08/04/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/08/2024
Notary Seal

