This instrument prepared by:

Jeffrey J. Switzer
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Ste. 710
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 691540 DEEDWARR
08/05/2021 02:23:30 PM 6 pgs
Fees: $33.00 Taxes: $29,600.00
20210805-0105669

# TENNESSEE WARRANTY DEED

| **Address of New Owner:** | **Send Tax Bills to:** | **Map/Parcel No.:** |
|---|---|---|
| TYCAP, LLC | TYCAP, LLC | 094 00 0 058.00 |
| 1717 Lebanon Road | 1717 Lebanon Road | 094 00 0 148.00 |
| Nashville, TN 37210 | Nashville, TN 37210 | |

*This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.*

**********

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Buttermilk Ridge, LP**, a Tennessee limited partnership, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **TYCAP, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, all of the Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and more fully described as follows:

**PROPERTY DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.**

This is improved property, known as 1717 and 1702 Lebanon Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantor, its successors and assigns, forever, and Grantor does

covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

EXECUTED on this the 4th day of August, 2021.

**GRANTOR:**

**BUTTERMILK RIDGE, LP**
A Tennessee Limited Partnership

By: Buttermilk Management, Inc.,
General Partner

By: David P. Brumfield III
David P. Brumfield III,
President

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David P. Brumfield III, the President of Buttermilk Management, Inc., which is the General Partner of **Buttermilk Ridge, LP**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of August, 2021.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

**********

I hereby swear or affirm that the actual consideration for this transfer is **$8,000,000.00**.

Affiant

Witness my hand, at office this 4 day of August, 2021.

Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

4591.04.009

## EXHIBIT A

**TRACT 1**

**Parcel A**

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Lellyett and Rogers Subdivision, of record in Book 7900, page 813, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID PATRICK BRUMFIELD III, by deed from DARLENE WOODS, TRUSTEE, of record in Book 9499, page 544, dated October 21, 1994, said Register's Office.

Being the same property conveyed to BUTTERMILK RIDGE, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from DAVID PATRICK BRUMFIELD III, of record in Book 9703, page 457, dated June 15, 1995, said Register's Office.

**Parcel B**

Land in the 15th Councilmanic District of Davidson County, Tennessee, bounded and described as follows:

Beginning at an iron rod in the southern margin of Lebanon Pike at the northeasterly corner of Lot No. 2 as shown on the Plan of Lellyett and Rogers Subdivision of record in Book 7900, page 813, Register's Office for Davidson County, Tennessee; thence South 16 degrees 53 minutes 57 seconds West, 89,68 feet to an iron rod; thence North 76 degrees 11 minutes 03 seconds West, 192.38 feet to an iron rod on the southerly margin of Lebanon Pike; thence in the generally northeasterly direction along the southern margin of Lebanon Pike on a curve, approximately 217 feet to the point of beginning.

Being the same property conveyed to BUTTERMILK RIDGE, L.P., by deed from BOYD ADAMS AND WIFE, DOROTHY ADAMS, of record in Book 9734, page 893, as corrected in Book 9846, page 583, dated July 19, 1995, said Register's Office.

**TRACT 2**

**Parcel A**

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Lellyett and Rogers Subdivision, of record in Book 7900, page 813, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

**Parcel B**

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson Surveyor, dated July 1, 1946, described as follows:

Beginning on the northerly margin of Lebanon Road at the southeast corner of the McFarland Property, of record in Book 4591, page 125, Register's Office for Davidson County, Tennessee; thence with said McFarland's eastern boundary line North 3 degrees 45 minutes West 230.4 feet; thence northeasterly 65 feet; thence South 1 degree 45 minutes West 275 feet to the northerly margin of Lebanon Road; thence with the margin of same northwesterly 40 feet to the beginning.

**INCLUDED** in the above **TRACT 2** but specifically **EXCLUDED** therefrom are the following two parcels of land:

**EXCLUDED No. 1**:

Land in Davidson County, Tennessee, beginning at a point in the west boundary at a point in the west boundary of the Willie D. Castleman, Trustee, property, said point being along the said west boundary of South 1 deg. 10' West 12 feet more or less, from the south boundary of the Louise Hickerson McIntire property; thence along the said west boundary South 1 deg. 10' West 84 feet, more or less, to a point; thence along a curve right, having a radius of 1474.39 feet westwardly, 46 feet, more or less, to a point; thence North 2 deg. 57' West 66 feet, more or less, to a point in the said south boundary; thence along the said south boundary northeastwardly 35 feet, more or less, to a point; thence along a curve left, having a radius of 1390.39 feet eastwardly, 20 feet, more or less, to the point of beginning and containing 3489 square feet.

Being the same property conveyed in fee simple to State of Tennessee by deed from Jane Logue and Sarah Hughes Desch, of record in Book 5256, page 398, said Register's Office.

**EXCLUDED No. 2**:

Beginning at the point of intersection of the Castleman west boundary and the proposed north margin of State Route 24 described above; thence along the said north margin westwardly 20 feet more or less, to a point in the McIntire south boundary; thence along said south boundary northeastwardly 35 feet, more or less, to a point in the said west boundary; thence along the said west boundary south 1 degree 10 minutes West 11 feet, more or less, to the point of beginning.

Being the same property conveyed to DAVID PATRICK BRUMFIELD, III, by deed from DARLENE WOOD, TRUSTEE, of record in Book 9707, page 583, dated June 20, 1995, said Register's Office.

Being the same property conveyed to BUTTERMILK RIDGE, LP, A LIMITED PARTNERSHIP, by deed from DAVID PATRICK BRUMFIELD, III AND WIFE, MARGARET C. BRUMFIELD, of record in Instrument No. 20060824-0104293, dated July 28, 2006, 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 8-4-21.
Date

Brandy Gomaz
Affiant Signature

8-4-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2023
Date

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