Karen Johnson Davidson County
Batch# 696123 DEEDWARRSP
08/12/2021 11:44:30 AM 5 pgs
Fees: $28.00 Taxes: $34,040.00
20210812-0108847

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34519-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
NG Percy Priest, LLC ATTN: Taylor Preston 1007 Halcyon Avenue Nashville, TN 37204	New Owner	097-13-0-044.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Boat Rack, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **NG Percy Priest, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being all of the same property conveyed to The Boat Rack, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 4, 2012, from Jason Padgett, of record in Instrument No. 20121010-0092921, Register's Office for Davidson County, Tennessee, together with all of the same property conveyed to Jason Padgett by Deed dated June 24, 2015, from MDREA, LLC, a Florida limited liability company, of record in Instrument No. 20150625-0061183, said Register's Office. Further being all of the same property conveyed to The Boat Rack, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 12, 2021, from Jason Padgett, of record in Instrument No. 20210714-0094621, said Register's Office.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10 day of August, 2021.

The Boat Rack, LLC, a Tennessee limited liability company

By: Jason Padgett
Name: Jason Padgett
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Padgett, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of The Boat Rack, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand, at office, this 10 day of August, 2021.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,200,000.00.

Affiant

Subscribed and sworn to before me this
10 day of August, 2021.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No.1 on the Final Plat of Larchwood Commercial Subdivision, of record in Instrument No. 20150617-0057875, Register's Office for Davidson County, Tennessee as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20150630-0062850, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 097-13-0-044.00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Instrument No. 20150617-0057875, Register's Office of Davidson County, Tennessee as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20150630-0062850, said Register's Office.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20120829-0077835, Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20150506-0041196, Register's Office of Davidson County, Tennessee.

5. Notice of Completion dated August 16, 2016, of record in Instrument No. 20161006-0105535, Register's Office of Davidson County, Tennessee.

6. All matters as shown on the ALTA/NSPS Land Title Survey of 3411 Percy Priest Drive by TWM Consulting, Engineering and Geospatial Services, G. Scott Carter, TN RLS# 2391, dated July 29, 2021 as Project No. 210872.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 August 11, 2021.

John T. Cook, Esq.
Date: August 11, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary Public
My commission expires: July 3, 2023

