Karen Johnson Davidson County
Batch# 697497 DEEDWARRSP
08/13/2021 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $11,655.00
20210813-0109840

| NEW OWNER | SEND TAX BILLS TO: | MAP / PARCEL: |
|---|---|---|
| **525 METROPLEX GENERAL PARTNERSHIP,**<br>a Tennessee general partnership<br>525 Metroplex Drive<br>Nashville, Tennessee 37211 | Same as New Owner | Map 134-00-0 / Parcel 216.00 |
| **This Instrument Prepared By:**<br><br>Burr & Forman, LLP<br>Attn: John F. Rogers, Jr.<br>222 Second Avenue South, Suite 2000<br>Nashville, Tennessee 37201 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOORE FOREST INDUSTRIES, INC.,** a Tennessee corporation having an address of 5106 Pheasant Run Trail, Brentwood, Tennessee 37203 (herein, "**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **525 METROPLEX GENERAL PARTNERSHIP,** a Tennessee general partnership composed of N. Ashley Investments, LLC, a Tennessee limited liability company, and The Bart Edward Ashley, Jr. Children's Trust, a trust created under the laws of Tennessee, having an address as set forth above (herein, "**Grantee**"), and Grantee's successors and assigns, that certain tract, parcel or lot of land and all improvements thereon or otherwise comprising any portion thereof as situated in Davidson County, Tennessee, being more particularly described, to wit (the "**Property**"):

See, **Exhibit A** attached hereto and incorporated herein by reference.

This is improved property generally known as 525 Metroplex Drive, Nashville, Davidson County, Tennessee 37211.

Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully and solely seized of the Property in all respects and in fee simple, and Grantor has full power and authority and right to convey the same. This conveyance of the Property, and all covenants and warranties contained herein, are made subject to only the matters set forth on **Exhibit B**, attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, easements and hereditaments, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee and Grantee's successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Grantor has caused this Special Warranty Deed to be executed and delivered as of the 10 day of August, 2021.

**MOORE FOREST INDUSTRIES, INC.,**
a Tennessee corporation

By: C. Z. Moore

Printed: Charles Z. Moore

Its: President

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles Z. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **MOORE FOREST INDUSTRIES, INC.**, the within named bargainor, a Tennessee corporation, and that he as such President, being duly and fully authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal at office this the 10th day August, 2021.

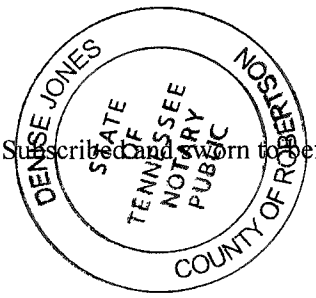
My Commission Expires: 6-10-23.

Notary Public

[NOTARY SEAL]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred as would be commanded at a fair and voluntary sale, whichever is greater, is $3,150,000.00. .




Affiant

Subscribed and sworn to before me this 11 day of August, 2021.

Denise Jones
Notary Public
My Commission Expires: 3/23/22

**Exhibit A**
Land Description

Lot 9 of Section 7, Metroplex Subdivision, First Civil District, 31st Councilmanic District, Nashville, Davidson County, Tennessee, of Record at Book 6200, Page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

The above being the same property conveyed to Grantor, Moore Forest Industries, Inc., a Tennessee corporation, by Special Warranty Deed from AFPC Equity Investors Fund A, LTD, a Tennessee limited partnership, of record in Instrument No. 20101123-0093939, in the Register's Office of Davidson County, Tennessee.

**EXHIBIT B**

Permitted Encumbrances

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable and prorated for 2021 as of the date hereof.

2. Matters shown on Plat of record in Book 6200, Page 146, in Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Storm Water Detention Agreement appearing of record in Book 6425, Page 59, in Register's Office for Davidson County, Tennessee.

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 08/10/2021.

Signature

Date: 08/12/2021

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

