Karen Johnson Davidson County
Batch# 698343 DEEDWARRSP
08/16/2021 12:22:31 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20210816-0110351

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lenox 6025 Attn: Bryan A. Chance 7101 Sharondale Court, Suite 600 Brentwood, TN 37027	SAME	Map 172-00 Parcel 195.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRADFORD PLAZA, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto LENOX 6025, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

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

WITNESS Grantor's hand, this 15th day of August 2021.

BRADFORD PLAZA, LLC, a Tennessee limited liability company

By: _____
Montgomery G. Turner, Sr.
Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Montgomery G. Turner, Sr., with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of Bradford Plaza, LLC, a Tennessee limited liability company, and that he is authorized by the company to execute this instrument on behalf of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of August 2021.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
NOTARY PUBLIC

My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $825,000.00.

_____
Affiant

Subscribed and sworn before me this 13th day of August 2021.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
NOTARY PUBLIC

My Commission Expires: 11/8/21

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Gillespie Meadows Commercial (General) P.U.D., of record in Book 8250, Page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradford Plaza, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20050316-0028871, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20190125-0007420, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

2. Rights of Edley's Nolensville, LLC, a Tennessee limited liability company as tenant only, under that certain unrecorded Lease Agreement dated June 8, 2021.

3. Subject to all matters shown on the Plan of record in Book 6200, Page 903 and Book 8250, Page 495, Register's Office for Davidson County, Tennessee.

4. Subject to Easement to cut and fill slopes along Nolensville Pike granted to The Department of Highways and Public Works of the State of Tennessee of record in Book 2021, Page 374, Register's Office for Davidson County, Tennessee.

5. Subject to Clearance Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606 and in Book 1318, Page 441, Register's Office for Davidson County, Tennessee.

6. Restrictions as referenced in Warranty Deed of record in Book 10057, Page 793, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20040128-0010673, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20040924-0115491, Register's Office for Davidson County, Tennessee.

9. Easements as referenced in Warranty Deed of record in Instrument No. 20190125-0007420, Register's Office for Davidson County, Tennessee.