Karen Johnson Davidson County
Batch# 698749 DEEDWARRSP
08/17/2021 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20210817-0110908

SPECIAL WARRANTY DEED

FROM: T. C. Summers, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Worldwide Fabrics, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Worldwide Fabrics, LLC 241 Bradley Place Palm Beach, Florida 33480	Same	103 01 0 131.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

The actual consideration for this transfer is $1,700,000.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 16th day of August 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T. C. Summers, Inc.**, a Tennessee corporation (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Worldwide Fabrics, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 6400 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 16th day of August, 2021.

SELLER: T. C. Summers, Inc.,
a Tennessee corporation

By: _____
Thomas C. Summers, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Summers 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 T. C. Summers, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, 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 in Nashville, Tennessee, this 16th day of August, 2021

_____
Notary Public

My Commission Expires: 10-2-2023



EXHIBIT A

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE PROPERTY OF T.S. SUMMERS, INC (DB 7090, PG 875). BEING BOUNDED ON THE NORTH BY ALDI, ON THE EAST BY AMERICAN RD., SOUTH BY CHARLOTTE PK. AND ON THE WEST BY SHAMROCK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AT A COMMON CORNER WITH SHAMROCK ENTERPRISES, INC (DB 4501, PG 983).

THENCE, WITH THE EAST LINE OF SHAMROCK, NORTH 54 DEG. 37 MIN. 26 SEC. WEST - 151.30 FEET TO AN IRON ROD (OLD), AT A COMMON CORNER WITH ALDI (INDIANA) L.P. (INSTR.#20001128-0116804).

THENCE, WITH THE SOUTH LINE OF ALDI, NORTH 45 DEG. 03 MIN. 37 SEC. EAST - 194.99 FEET TO AN IRON ROD (OLD), IN THE WEST RIGHT-OF-WAY OF AMERICAN ROAD.

THENCE, WITH THE WEST RIGHT-OF-WAY OF AMERICAN ROAD FOR THE NEXT TWO CALLS:

> ALONG AN ARC TO THE LEFT 105.18 FEET, WITH A RADIUS OF 680.50 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 39 DEG. 41 MIN. 56 SEC. EAST - 105.07 FEET TO A POINT; SOUTH 19 DEG. 09 MIN. 21 SEC. EAST - 46.23 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE.

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE FOR THE NEXT TWO CALLS:

> ALONG AN ARC TO THE RIGHT 4.52 FEET, WITH A RADIUS OF 25.00 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 39 DEG. 06 MIN. 55 SEC. WEST - 4.50 FEET TO A POINT; SOUTH 44 DEG. 02 MIN. 42 SEC. WEST - 135.38 FEET TO THE POINT OF BEGINNING CONTAINING 25,462 SQUARE FEET OR 0.584 ACRES MORE OR LESS.

Being a portion of the same property conveyed to CONSOLIDATED DEVELOPMENTS, INC., A TENNESSEE CORPORATION, by deed from H. E. WINKLER AND WIFE, HAZEL JOHNSON WINKLER, dated August 20, 1956, of record in Book 2591, Page 274, said Register's Office. Reference is hereby made to Certificate of Name Change from CONSOLIDATED DEVELOPMENTS, INC. to T. C. SUMMERS, INC. of record in Book 7090, Page 875, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Book 57, Page 97, said Register's Office.

3. Easement of record in Book 787, Page 10, said Register's Office.

4. Easement for the right of way of Charlotte Road.

5. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20191209-0126812, said Register's Office.

Certificate of Authenticity

I, Melissa Foster, 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 July 1, 2021.

Melissa Foster
Affiant Signature

8/16/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of August, 2021.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY