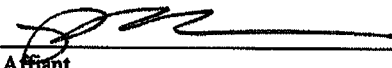
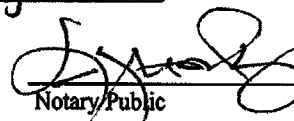
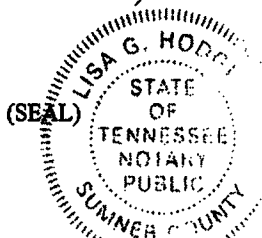


<p align="center"><u>RECORDING INFORMATION</u></p> <p>Karen Johnson Davidson County Batch# 698774 DEEDWARRSP 08/17/2021 10:27:30 AM 4 pgs Fees: \$23.00 Taxes: \$11,192.50 20210817-0110940</p>	<p>STATE OF <u>Tennessee</u>) COUNTY OF <u>Robertson</u>)</p> <p>The actual consideration for this transfer or value of property transferred (whichever is greater) is \$3,025,000.00.</p> <p align="center"> Affiant</p> <p>Sworn to and subscribed before me this <u>13th</u> day of <u>August</u>, 2021.</p> <p align="center"> Notary Public</p> <p>My Commission Expires: <u>02/22/2024</u></p>
<p><u>THIS INSTRUMENT PREPARED BY:</u> Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188</p>	

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number(s):
Dickerson Pike PropCo LLC & Dickerson Pike 1031 LLC 1033 Demonbreun St., Ste. 300 Nashville, TN 37203	New Owners	071-11-0-068.00 071-11-0-070.00 071-11-0-071.00

This Indenture is made on the 13th day of August, 2021, by and between TONY CLOUSE (aka Tony Ray Clouse and Tony R. Clouse) ("**Grantor**"), and DICKERSON PIKE PROPCO LLC, a Delaware limited liability company, as to an undivided 68.03% interest as tenant in common, and DICKERSON PIKE 1031 LLC, a Tennessee limited liability company, as to an undivided 31.97% interest as tenant in common (collectively, "**Grantee**").

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee that certain real estate situated in the County of Davidson, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**"):

This is improved property known as 198, 200, and 204 Gatewood Avenue, Nashville, TN 37207. The Property is not the primary or marital residence of the said Tony Clouse or his spouse.

This conveyance is being made subject to the following:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 332, Page 53, in the Register's Office for Davidson County, Tennessee.
3. Rights of tenants, as tenants only, under recorded or unrecorded leases.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused the same to be executed as of the date first written above.

GRANTOR:




Tony Clouse

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, TONY CLOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2021.



Notary Public

My Commission Expires: 2-28-2023



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Map of W. B. Dews Subdivision of the Scruggs Land, of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 10 and 11 front together 100 feet on the southerly side of Gatewood Avenue and run back 287.8 feet on the westerly line and 287.1 feet on the easterly line to a dead line, measuring 100 feet thereon.

TRACT II:

Being Lot No. 12 on the Map of W. B. Dew's Subdivision of the Scruggs Land of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT III:

Land in Davidson County, Tennessee, being Lot Nos. 13, 14, 15 and 16 on the Map of W. B. Dew's Subdivision of Seven Acres Parted Off The North Side of G. Scruggs Land, as of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No.13 fronts 50 feet on the southerly side of Gatewood Avenue and runs back 288.1 feet on the easterly line and 288.5 feet on the westerly line to a dead line, measuring 50 feet thereon.

Said Lot No.14 fronts 50 feet on the southerly side of Gatewood Avenue and runs back 288.5 feet on the easterly line and 288.8 feet on the westerly line to a dead line, measuring 50 feet thereon.

Said Lot No.15 fronts 50 feet on the southerly side of Gatewood Avenue and runs back 288.8 feet on the easterly line and 289 feet on the westerly line to a dead line, measuring 50 feet thereon.

Said Lot No.16 fronts 66 feet on the southerly side of Gatewood Avenue and runs back 289 feet on the easterly line and 289 1/2 feet on the westerly line to a dead line, measuring 85 feet thereon.

Being a portion of the same property conveyed to Tony Clouse, (AKA Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or 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 13, 2021.

Date

Heather Wood
Affiant Signature

AUGUST 13, 2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August, 2021.

Lisa Farris
Notary's Signature

My Commission Expires: 08-24-2024
Date

Notary's Seal (if on paper)

