THIS INSTRUMENT PREPARED BY:

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401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 700255 DEEDWARRSP
08/18/2021 10:34:30 AM 5 pgs
Fees: $28.00 Taxes: $2,603.89
20210818-0111651

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,754.90.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF AUGUST, 2021.

Notary Public

My Commission Expires: _____

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS.:**
BBDB INVESTMENTS, LLC 1000 Health Park Dr., Suite 150 Brentwood, Tennessee 37027	SAME AS NEW OWNER	181-00-0-176.00 181-00-0-172.00

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 considerations, the receipt of which is hereby acknowledged, **MARVIN THOMAS BAKER** ("Grantor") has this day bargained and sold, and does hereby transfer, convey and warrant to **BBDB INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, the following described land located in Davidson County, Tennessee, to-wit:

> That tract, parcel, or portion of land located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

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

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 13th day of August, 2021.

MARVIN THOMAS BAKER

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marvin Thomas Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged and that he executed the foregoing instrument as the within named bargainor for the purposes therein contained.

WITNESS my hand and official seal, this 13th day of August, 2021.

Notary Public

My Commission Expires:

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Bluff Road Acres Subdivision, and Reserved Lot across road for septic tank area, of record in Plat Book 5200, Page 221, as amended in Instrument No. 20041215-0149000, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 3 fronts 240.67 feet on Bluff Road, the Northerly margin being 287.77 feet and the Southerly boundary being 349.62 feet to a rear line which measures 320.00 feet, containing 2.0102 acres, more or less. In addition there is also conveyed a Lot across the road as Reserved on the said Plat of Bluff Road Acres for septic tank area, appurtenant to said Lot No. 3, which fronts on the Easterly side of Bluff Road, which fronts 587.18 feet on Bluff Road, the Southerly margin 352.61 feet, the Northerly margin 43.16 feet and rear line which measures 361.28 feet and contains 1.8421 acres, more or less.

Tract 3 being the same property conveyed to Marvin Thomas Baker and Ann Marie Gillis, husband and wife, by deed of record in Instrument No. 20190102-0000316, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

2. Property taxes for the year 2021 and future years not yet due and payable, including any lien securing payment thereof.

3. Access Easement of record in Instrument No. 201906270062511, Register's Office for Davidson County, Tennessee.

4. Easements for the flow of Owl Creek, Mill Creek and Holt Creek and any pond, stream or creek as much as there on lies.

5. The rights of upper and lower riparian owners, if any, to the free and unobstructed flow of any waterway, stream or creek lying within the bounds of subject property, without diminution or pollution.

6. All matters shown on the Plan of record in Plat Book 5200, Page 221, Register's Office for Davidson County, Tennessee, as amended in Instrument to Amend Final Subdivision Plat of record in Instrument No. 20041215-0149000, said Register's Office.

7. Restrictive Covenant for Detached Structure of record in Instrument No.201501150004268, Register's Office for Davidson County, Tennessee.

8. Right of Way Agreement of record in Book 2203, Page 561, Register's Office for Davidson County, Tennessee.

   See Partial Release of Right of Way Agreement of record in Book 7416, Page 160, said Register's Office.

9. Terms and conditions of the Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 7624, Page 942, Register's Office for Davidson County, Tennessee.

10. Terms and conditions of the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419, Page 484, Register's Office for Davidson County, Tennessee.

11.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 17, 2021 (date of document).

Affiant Signature

August 17, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY