This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 703125 DEEDWARRSP
08/23/2021 04:11:30 PM 7 pgs
Fees: $38.00 Taxes: $34,225.00
20210823-0113907

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
JONES ESTATES SUBURBAN TN LLC	Same as New Owner
2310 S. Miami Blvd., Suite 238	
Durham, NC 27703-4900	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **MOBILE HOME PARTNERS OF TENNESEE, LLC a Tennessee limited liability company** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **JONES ESTATES SUBURBAN TN LLC, a Delaware limited liability company** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

TRACT NO. I:

A small tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeast margin of the Murfreesboro Pike at the southwest corner of property owned by S. H. Hayes and wife; thence with the margin of said Pike, westwardly 156-1/2 feet to a point; thence in a northeastwardly direction 177 feet to the westerly line of the Hayes property; thence with the westerly line of said property southwardly 231 feet to the point of beginning.

TRACT NO. II:

A certain tract or parcel of land located in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to an unrecorded plat or survey made by Z. J. Wilkinson, Surveyor, on May 22, 1954, as follows:

Beginning at an iron pin set in a fence corner on the northeasterly edge, or margin of Murfreesboro Road or Pike; said point being the southwest corner of the tract of land conveyed to Leon M. Holman by deed from Bettie Hays, et al, of record in Book 1733, page 411, of the Register's Office for said County, and conveyed by deed to Frank Holman and wife, Eula H. Holman, by deed from Leon M. Holman, et ux,; thence north 3° 00' east, following a fence line 1045.4 feet to an iron pin set in a fence corner and being in the southerly margin of a tract of land formerly owned by Joseph A. Bland; thence south 87° 30' east, along a fence line between this property and said Bland' s former line, 520.5 feet to an iron pin and stone and fence corner, said point being the northeast corner of the tract of land

herein conveyed; thence south 3° 35' west, following a fence line, 518.7 feet to an iron pin set in a fence corner; thence north 80° west, along a fence line 106.2 feet to an iron pin set in a fence corner, thence south 5° west, following a fence line, 225.2 feet to an iron pin set in a fence corner; thence south 31° west, following a fence line, 191.3 feet to an iron pin set in a fence corner; thence south 43° 30' west, following a fence line, 91.1 feet to an iron pin set in a fence corner; thence south 40° east, following a fence line, 30.4 feet to an iron pin set in a fence corner; thence 50° west, following a fence line, 224.4 feet to an iron pin set in the northeasterly edge or margin of said Murfreesboro Road or Pike; thence north 46° 30' west, along the margin or edge of said Pike, 158 feet to the point of beginning, and containing 10.82 acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 2905, page 639, said Register's Office.

TRACT NO. III:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 13 and a tract of land lying south of and adjacent to Lot Nos. 7 to 13 marked "Future Development" on the Plan of Dorhill Acres, Section One, as of record in Book 2330, page 2, Register' s Office for Davidson County, Tennessee.

Said Lot 13 fronts 104.3 feet on the southerly side of Anderson Road and extends back between lines 400 feet to a dead line, measuring 102 feet thereon. Said tract of land marked "Future Development" is described as follows:
Beginning at the southeast corner of said Lot No. 13, south 3° 15' West 400 feet from the southerly margin of Anderson Road; thence with the southerly boundary line of Lot Nos. 7 to 13 inclusive, north 86° 541 west 702 feet to the eastern boundary line of Lot No. 4 on said plan; thence with the eastern boundary line of Lot Nos. I to 4 inclusive, south 19° 38' west 252.2 feet to the northern boundary line of the J. H. Culbertson property; thence with said line north 76° 04' west 257.1 feet and north 88° 16' west 520.5 feet to the western boundary line of the Leila J. Palmer property; thence with said line north 3° 15' east 279.2 feet to the beginning.

TRACT NO. IV:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the centerline of the Murfreesboro Pike about 700 feet southeasterly beyond the centerline of Bell Road where it intersects the centerline of the Murfreesboro Pike; thence along the centerline of the Murfreesboro Pike, north 46 degrees, 30 minutes west 200 feet, more or less, to a point; thence along said centerline north 45 degrees 15 minutes west 100 feet more or less, to a point; thence along said centerline north 42 degrees 30 minutes west 98 feet, more or less, to a point on said centerline; thence, leaving the said Pike along a fence which is the easterly boundary of a Lot known as the Quarry Lot, north 27 degrees east 575.3 feet more or less, to a tree, being the northeast corner of said Quarry Lot; thence along the northerly margin of said Quarry Lot following as near as possible, a fence line, north 68 degrees 32 minutes west 379 feet, more or less, to the centerline of Bell Road; thence along the centerline of Bell Road north 14 degrees 30 minutes east 258.4 feet more or less, to a point; thence along said centerline north 16 degrees 15 minutes east 316 feet, more or

less, to a point; thence leaving said road and following the centerline of Anderson Road , north 54 degrees east 200 feet, more or less, to a point; thence along the centerline of Anderson Road south 87 degrees 15 minutes east 500 feet, more or less, to a point; thence along said centerline south 86 degrees 45 minutes east 397.3 feet, more or less to a point on said centerline; thence leaving said Anderson Road, and with a fence line near a stone wall south 2 degrees 50 minutes west 701.5 feet to a post and corner, thence north 88 degrees 15 minutes west along a fence line 520.6 feet, more or less to a post and corner; thence along fence line south 2 degrees 25 minutes west 583.5 feet, more or less, to a post and corner; thence south 42 degrees west 383.2 feet, more or less, along a fence line to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED THEREFROM is that portion thereof described in the deeds of record in Book 2538, page 511, Book 2276, page 95, and Book 10309, page 282, said Register's Office.

Being the same property conveyed to D.H. PEPPERS by Warranty Deed from CHARLES L. LAMB AND WIFE, SUSAN OLIVER LAMB, of record in Book 5739, page 620, dated April 30, 1981, said Register's Office.

D. H. PEPPERS has conveyed a 20% undivided interest in said property to JOHN DAVID PEPPERS and a 20% undivided interest in said property to JOHN DAVID PEPPERS, JR. 1999 VESTED TRUST by deed of record in Book 11430, page 540, dated April 3, 1999, said Register's Office.

JOHN DAVID PEPPERS has since conveyed his 20% undivided interest in said property to J. D. P. PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP by quitclaim deed of record in Book 11495, page 792, dated May 1, 1999, said Register's Office. J.D.P. PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP has since converted to a general partnership pursuant to the Certificate of Cancellation of Limited Partnership of record in Instrument No. 2009115-0004098, said Register's Office.

JOHN DAVID PEPPERS, TRUSTEE OF THE JOHN DAVID PEPPERS, JR., 1999 VESTED TRUST, has conveyed his 20% undivided interest in said property to J.D.P. PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP by quitclaim deed of record as Instrument No. 20180620-0059433, dated June 19, 2018, said Register's Office.

D.H. PEPPERS, has subsequently conveyed his 60% undivided interest in said property to J.D.P. PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP by quitclaim deed of record as Instrument No. 20180620-0059439, dated June 19, 2018, said Register's Office.

J.D.P. PROPERTIES GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP has conveyed said property to MOBILE HOME PARTNERS OF TENNESSEE, LLC, by quitclaim deed of record as Instrument No. 20180626-0061306, dated June 25, 2018, said Register's Office.

Tax Parcel #112-10.03
Known as: 2700 Murfreesboro Pk and 2749 Anderson Rd, Antioch, TN

The property description used herein above is the same as contained in the last deed of reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with 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 matters set forth as **"Permitted Exceptions" attached hereto** and incorporated herein; and, Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of August, 2021.

GRANTOR:

MOBILE HOME PARTNERS OF TENNESEE, LLC
a Tennessee limited liability company

By: _____
John D. Peppers, Manager and Sole Member

STATE OF Tennessee

COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **John D. Peppers** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Manager of MOBILE HOME PARTNERS OF TENNESSEE, LLC**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Manager and Sole Member.

Witness my hand and seal at office in the aforesaid state and county this 18th day of August, 2021.

_____
Notary Public
My Commission Expires:

(SEAL)

K. BRIAN HAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm Expires
July 22, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$9,250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of August, 2021.

(SEAL)

AMANDA M. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 11/22/23

PERMITTED EXCEPTIONS:

1. Matters shown on the Plan of record in Book 2330, page 2, Register's Office of Davidson County, Tennessee.

2. Power Line Easement of record in Book 437, page 22, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7145, page 599, Register's Office of Davidson County, Tennessee.

4. Permanent Easement granted to Metropolitan Government Department of Public Works of record in Book 8463, page 337, Register's Office of Davidson County, Tennessee.

5. Grant of Easement for Transmission to Piedmont Natural Gas Company, Inc. of record as Instrument No. 20120424-0034078, Register's Office of Davidson County, Tennessee.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

7. Matters, including but not limited to encroachments, appearing on ALTA survey dated July 20, 2021 prepared by Adam C. Bledsoe, TN RLS#3099.

Tennessee Certification of Electronic Document

I, Robin A. Morgan 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 8/20/21 (date of document).

Robin A. Morgan
Affiant Signature

8/23/21
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

AMANDA M. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
NOTARY SEAL

MY COMMISSION EXPIRES: 11/22/23