1/ Box 44A

Karen Johnson Davidson County
Batch# 706960 DEEDWARRSP
08/30/2021 11:28:13 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20210830-0116539

THIS INSTRUMENT PREPARED BY:
William G. Brown
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2021.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows:
MarbleHill Hermitage LLC
725 Cool Springs Boulevard, Ste. 600
Franklin, TN 37067

Send Tax Bills To:
New Owner

Map-Parcel Number:
075 00 0 032.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard H. Watts Family Limited Partnership, a Tennessee limited partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MarbleHill Hermitage LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Richard Watts Family Property, Minor Subdivision, of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to Richard H. Watts and Dorothy S. Watts, husband and wife, by deed from Gordon E. Inman, a married person, of record in Book 10257, Page 243, dated November 1, 1996, Register's Office for Davidson County, Tennessee. Richard H. Watts and Dorothy H. Watts have since conveyed their interest in said property to Richard H. Watts Family Limited Partnership by quitclaim deed of record in Instrument No. 20001229-0127453, dated December 28, 2000, said Register's Office.

This conveyance is made subject to:

1. 2021 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee.

3. Transmission Line Easement of record in Book 3922, Page 472, Register's Office for Davidson County, Tennessee.

4. Power Line Easement of record in Book 5242, Page 963, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170412-0035850, Register's Office for Davidson County, Tennessee.

6. Declaration of Easements, Covenants, Restrictions, and Agreements by and among MarbleHill Hermitage, a Tennessee limited liability company, and Watts Retail, LLC, a Tennessee limited liability company, recorded simultaneously herewith.

7. All matters as shown on the ALTA/NSPS Land Title Survey by Kenneth D. Church, Ragan-Smith Associates, Inc. as Job No. 20173, dated February 5, 2021 and last updated August 11, 2021.

8. Title to that portion of the premises, if any, embraced within the right-of-way of L & N Railroad.

This is unimproved property known as: 4001 Lebanon Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand effective the 27th day of August, 2021.

RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: _____
Richard H. Watts, General Partner

By: _____
Dorothy S. Watts, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Watts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of August, 2021.

_____
Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy S. Watts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of August, 2021.

_____
Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY