Karen Johnson Davidson County
Batch# 710305 DEEDWARRSP
09/07/2021 07:56:30 AM 6 pgs
Fees: $33.00 Taxes: $26,085.00
20210907-0119209

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
BuildFree TN, LLC Attn: Clay Crownover 1604 Elm Hill Pike Nashville, TN 37210	Map 107, Parcel 146	BuildFree TN, LLC Attn: Clay Crownover 1604 Elm Hill Pike Nashville, TN 37210
This instrument prepared by: Bradley Arant Boult Cummings LLP (MTH), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RACHEL PROPERTIES, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **BUILDFREE TN, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This is improved property located at 560 Royal Parkway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

AND Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances described on **Schedule 2**.

AND Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise, subject however to the Permitted Encumbrances described on **Schedule 2**.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 1st day of September, 2021.

GRANTOR:

RACHEL PROPERTIES

By: _____

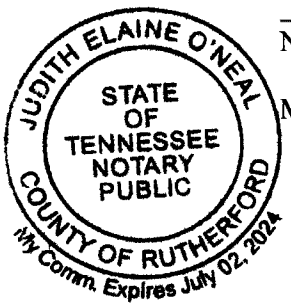
Name: S. Joseph Moore

Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judith Elaine O'Neal, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. Joseph Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Partner of Rachel Properties, a Tennessee general partnership, the within named bargainor, and that s/he as such Partner of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as the Partner of the bargainor.

Witness my hand seal at office this 1st day of September, 2021.



_____
Notary Public

My Commission Expires: July 2, 2024

[Signature Page to Special Warranty Deed]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,050,000.00.

Clayton J. Cowmeadow
Affiant

Subscribed and sworn to before me this 1st day of September, 2021.

Notary Public
My Commission Expires: 7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

SCHEDULE 1

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No.1 on The Plan of Revision of Plat Lot No.1, Royal Park Business Center, as shown on plat of record as Instrument No. 200408120097516, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rachel Properties, a Tennessee general partnership, by deed from Royal Park Investments, L.P., a Tennessee limited partnership, of record in Instrument No. 200408130098472, in the Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

(1) Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

(2) All matters shown on plat(s) of record in Book 5200, Page 402; and Instrument No. 200408120097516, in the Register's Office of Davidson County, Tennessee.

(3) Terms and provisions of Declaration of Protective Covenants and Owners Association for Royal Park Business Center, by Royal Park Investments, L.P. a Tennessee limited partnership, of record in Book 9734, Page 922, in the Register's Office of Davidson County, Tennessee.

(4) Terms and provisions of Deed of Conveyance, by and between Royal Park Properties Inc., General Partner and Royal Park Investments, L.P., a Tennessee limited partnership and The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 10131, Page 891, in the Register's Office of Davidson County, Tennessee.

(5) Terms and provisions of Deed of Conveyance, by and between Royal Park Properties Inc., General Partner and Royal Park Investments, L.P., a Tennessee limited partnership and The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, its successors and assigns, of record in Book 10131, Page 895, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 09/01/2021.

Signature

Date: 09/01/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 08/26/2021

My Commission Expires: 01/08/2024
Notary Seal

