Karen Johnson Davidson County
Batch# 712877 DEEDWARRSP
09/10/2021 11:55:30 AM 6 pgs
Fees: $33.00 Taxes: $14,615.00
20210910-0121535

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
756 Plaza Partners GP 1994 Gallatin Road North Suite 308 Madison, TN 37115	Same	026-14-0-034.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, J-Mar Properties General Partnership, a Tennessee general partnership ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto 756 Plaza Partners GP, a Tennessee general partnership ("**Grantee**"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B) but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 07 day of September, 2021.

J-MAR PROPERTIES GENERAL PARTNERSHIP
a Tennessee general partnership

By: James A. Martens
James A. Martens, managing partner

STATE OF KENTUCKY)
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James A. Martens, 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 managing partner of J-Mar Properties General Partnership, a Tennessee general partnership, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 7th day of September, 2021.

Notary Public

My Commission Expires:
6/30/25
ID KYNP32426

STATE OF KENTUCKY)
COUNTY OF WARREN)

The actual consideration or value (whichever is greater) for this transfer is $3,950,000.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2021.

Notary Public

My Commission Expires:
6/30/25
ID KYNP32426

NOTARY PUBLIC STATE AT LARGE KY

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James A. Martens, 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 managing partner of J-Mar Properties General Partnership, a Tennessee general partnership, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this _____ day of September, 2021.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $3,950,000.

Affiant Doug McNaughton, Managing Partner

Subscribed and sworn to before me, this 7th day of September, 2021.

Notary Public

My Commission Expires:
12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the final Plat of that Resubdivision of remaining part of Lot 3, Rivergate Plaza, as of record in Plat Book 4300, Page 139, as revised in Plat Book 7900, Page 215, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J-Mar Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed of record in Book 10169, page 166, in the Register's Office for Davidson County, Tennessee. Pursuant to the Certificate of Merger of record in Instrument No. 200001060002132, said Register's Office, the said J-Mar Properties, LLC, a Tennessee limited liability company, is now known as J-Mar Properties General Partnership, a Tennessee general partnership

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien, but not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 4300, Page 139, and Revised Plat filed in Plat Book 7900, Page 215, Register's Office for Davidson County, Tennessee.
3. Grant of Easement of record in Book 6357, Page 747, as amended by that certain Amendatory Grant of Non-Exclusive Easement for Ingress and Egress Purposes of record in Instrument No. 20180305-0020337, in the Register's Office for Davidson County, Tennessee.
4. Reciprocal Easement Agreement of record in Book 8450, Page 572, in the Register's Office for Davidson County, Tennessee.
5. Utility Easement granted to Madison Suburban Utility District of record in Book 8835, Page 461, and Book 9124, Page 376, in the Register's Office for Davidson County, Tennessee.
6. Easement Agreement of record in Book 7185, Page 132, re-recorded in Book 7297, Page 112, in the Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Book 8514, Page 164, in the 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 September 7, 2021.

Date

Heather Wood
Affiant Signature

September 7, 2021
Date

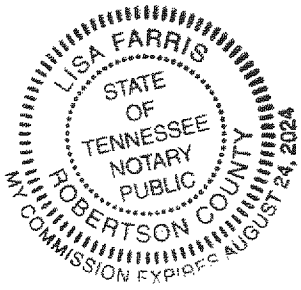
State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07 day of September, 2021.

Lisa Farris
Notary's Signature

My Commission Expires: 08-24-2024
Date



Notary's Seal (if on paper)