Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 730696 DEEDWARRSP
10/05/2021 03:10:30 PM 7 pgs
Fees: $38.00 Taxes: $4,216.27
20211005-0133945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,139,532.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2021.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

20-0296

Address of New Owner:	Send Tax Bills to:	Tax Information:
Grow & Learn VI, LLC		
320 Main Street, #230	Same	140-00-0-211.00
Franklin, TN 37064		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Branstetter Family Partners, a Tennessee general partnership
and
Branstetter Legacy Partners, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Grow & Learn VI, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land situated in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on The Resubdivision of Lot 1 Biltmore Commercial, of record at Instrument No. 20210915-0124120, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8" iron rod with cap (set) marked (W&A 3099) in the northern right-of-way of Newsom Station Road, said iron rod being the Southeast corner of Lot No. 1 on The Resubdivision of Lot 1 Biltmore Commercial and the Southwest corner of the Lot described herein;

Thence, with the common line of Lots 1 and 2, N 07° 10' 04" East a distance of 116.24 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the Northeast corner of Lot No. 1, a point in the southern line of the Joyce Baker property as of record in Deed Book 5477, Page 168, Register's Office for Davidson County, Tennessee and the Northwest corner of the Lot described herein;

Thence, with the southern line of the Joyce Baker property, S 82° 49' 56" East a distance of 388.14 feet to a 1/2" iron rod with cap (found) marked (RLS 1444), said iron rod being the Southeast corner of the Joyce Baker property, the Southwest corner of The Jones Company of Tennessee, LLC property of record at Instrument No. 20170217-0016411, Register's Office for Davidson County, Tennessee, the Northwest corner of Lot No. 3 of The Resubdivision of Lot 1 Biltmore Commercial and the Northeast corner of the Lot described herein;

Thence, with the common line of Lots 2 and 3, S 14° 47' 33" West a distance of 339.00 feet to a 5/8" iron rod with cap (set) marked (W&A 3099), said iron rod being the Southwest corner of Lot No. 3 and the Southeast corner of the Lot described herein;

Thence, N 75° 12' 27" West a distance of 72.46 feet to a 5/8" iron rod with cap (set) marked (W&A 3099) in the northern right-of-way of Newsom Station Road;

Thence, with the northern right-of-way of Newsom Station Road, the following 3 (three) calls:

1. With a curve to the right having a radius of 490.62', a chord bearing of N 49° 38' 02" W, and a chord length of 78.04 feet to a point;
2. N 42° 05' 12" W a distance of 179.59 feet to a point;
3. With a curve to the left having a radius of 874.48', a chord bearing of N 47° 10' 57" W, and a chord length of 86.25 feet to the point of beginning.

Containing 2.11 Acres, more or less, according to survey of W&A Engineering, 807 2nd Avenue South, Nashville, TN 37210, Adam Bledsoe, TN License #3099, dated August 24, 2021.

Being a portion of the same property conveyed to Branstetter Family Partners, LP, as to a 61.5% interest by Warranty Deed dated May 1, 1996 from First Hotel Investment Corporation, recorded May 2, 1996

in Book 10037, Page 402, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Branstetter Family Partners, LP, as to a 5.2% undivided interest by Warranty Deed dated May 1, 1996 from First Hotel Investment Corporation, recorded May 2, 1996 in Book 10037, Page 425, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cecil D. Branstetter, a 33.3% undivided interest by Warranty Deed dated May 1, 1996 from First Hotel Investment Corporation, recorded May 2, 1996 in Book 10037, Page 448, Register's Office for Davidson County, Tennessee.

Cecil D. Branstetter died testate May 7, 2014 leaving a Will probated at Docket No .14P1049, Probate Court for Davidson County, Tennessee and Jane B. Stranch and C. Dewey Branstetter Jr. were named the Co-Executors of the Estate.

Being a portion of the same property conveyed to Jane B. Stranch and C. Dewey Branstetter Jr., Co-Trustees of the Cecil D. Branstetter Revocable Trust by Executor's Quitclaim Deed dated March 30, 2017 from Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Executors of the Estate of Cecil D. Branstetter, recorded November 14, 2017 at Instrument No. 20171114-0116940, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jane B. Stranch and C. Dewey Branstetter Jr, as Co-Trustees of the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust by Quitclaim Deed dated March 30, 2017 from Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the Cecil D. Branstetter Revocable Trust, recorded November 16, 2017 at Instrument No. 20171116-0117834, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Branstetter Legacy Partners, LLC by Quitclaim Deed dated May 8, 2018 from Jane B. Stranch and C. Dewey Branstetter Jr., as Co-Trustees of the Cecil D. Branstetter GST-Exempt Tennessee Marital Trust, recorded May 9, 2018 at Instrument No. 20180509-0044253, Register's Office for Davidson County, Tennessee,

This conveyance is subject to those matters more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property located at 8012 McCrory Lane, Nashville, TN 37221.

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 we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, other than the Permitted Encumbrances; and we do further covenant and bind ourselves, our heirs and representatives, to warrant specially and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS (excluding claims arising out of Permitted Encumbrances), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of September, 2021.

Branstetter Family Partners, a Tennessee general partnership

By: Branstetter Properties, Inc., a Tennessee corporation
Its: General Partner

By: _____
C. Dewey Branstetter, Jr.
Its: Shareholder

Branstetter Legacy Partners, LLC, a Tennessee limited liability company

By: _____
C. Dewey Branstetter, Jr.
Its: Member

[NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public for the State and County mentioned, personally appeared C. Dewey Branstetter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Shareholder of Branstetter Properties, Inc., a Tennessee corporation, the General Partner of Branstetter Family Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Shareholder executed the foregoing instrument for the purposes therein contained, by signing his name as Shareholder of the General Partner of the limited liability company.

Sworn to and subscribed before me this 28th day of September, 2021.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, C. Dewey Branstetter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Member of Branstetter Legacy Partners, LLC, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Member.

Sworn to and subscribed before me this 28th day of September, 2021.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2021, a lien not yet due and payable.

2. All matters that would be shown on a current, accurate survey of the property.

3. All matters of record.

4. Those certain restrictions and remedies contained in Section 22 of the Agreement for Purchase of Real Property, dated November 5, 2020 (as amended and assigned from time to time), by and between GRANTORS, as Seller, and GRANTEE, as Buyer, requiring completion of a Day Care Building on the property in accordance with that certain Plan and Elevation Presentation (McCrory Lane Day Care Learning Zone Plane and Learning Zone), dated December 22, 2020, prepared by Kline Swinney Associates and that certain Preliminary Site Plan (McCrory Lane Daycare), dated December 22, 2021, prepared by W&A Engineering, or other building plans approved by Grantor in writing, which obligations run with the land until satisfied.

TRUE COPY CERTIFICATION

I, Steven P. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on September 28, 2021.

Signature – Steven P. Westbrook

Date: October 4, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of October, 2021.

Notary Public

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/27/23