Karen Johnson Davidson County
Batch# 731169 DEEDWARRSP
10/06/2021 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $39,220.00
20211006-0134590

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,600,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2021.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Titan Development Company, LLC 3625 N. Hall Street, Suite 900 Dallas, Texas 75219 Attn: Kyle Volluz	New Owner	118-01-0-065.00

FOR AND IN CONSIDERATION of the above referenced sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TWENTIETH CENTURY REAL ESTATE CORPORATION, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TITAN DEVELOPMENT COMPANY, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on the attached Exhibit A, along with (a) all buildings and other improvements, fixtures, and mechanical, electrical, plumbing, heating, air conditioning, and other equipment located thereon, and (b) Seller's right, title, and interest, if any, to all rights, easements, privileges, hereditaments, and appurtenances thereto belonging. This is improved property known as 2803 and 2809 12th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 28TH day of September, 2021.

GRANTOR:

TWENTIETH CENTURY REAL ESTATE CORPORATION
a Tennessee corporation

By: Mark M. McInteer
Name: Mark M. McInteer
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mark M. McInteer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Twentieth Century Real Estate Corporation**, the within named bargainor, a **Tennessee corporation**, and that as such **President** of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as **Mark M. McInteer, President** of the company.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 28TH day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Exhibit A

Legal Description

TRACT A:

Three parcels of land in Davidson County, Tennessee, described as follows:

Parcel No. 1:

The Westerly 60 feet of Lot No. 36 on the Map of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for Davidson County, Tennessee. Said part of Lot 36 front 60 feet on the Southerly side of Dallas Avenue and runs back between parallel lines with the Easterly margin of an alley 40 feet to a dead line.

Parcel No. 2:

Bring Lots Nos. 37 and 38 and part of Lot No. 36 on the Map of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 37 and 38 front together 110 feet more or less on the Westerly side of 12th Avenue South or Granny White Pike, as widened, and runs back between parallel lines, 154 feet to an alley.

Said part of Lot 36 fronts 40 feet on the Westerly side of 12th Avenue South or Granny White Pike, and runs back along the Northerly margin of Lot No. 37, between parallel lines 100 feet to a dead line.

Parcel No. 3:

Being the Westerly 50 feet front of Lots Nos. 39 and 40 on the Plan of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Paris Avenue 110 feet Westerly from the Westerly margin of 12th Avenue South or the Granny White or Middle Franklin Turnpike, being the Southwest corner of a part of said lots conveyed to G.L. Thalman to James N. Chamberlin, Trustee, by deed of record in Book 374, Page 221, in the Register's Office for Davidson County, Tennessee; thence with the Westerly line of said Chamberlin lot, Northerly 120 feet to the line between Lots Nos. 38 and 39; thence with said line Westerly 50 feet, more or less, to the Easterly margin of an alley; thence with said alley, Southerly 120 feet to the Northerly margin of Paris Avenue; thence with said Avenue Easterly 50 feet to the beginning.

Being the same property conveyed to Twentieth Century Real Estate Corporation by deed of record in Book 4942, Page 900, in the Register's Office for Davidson County, Tennessee. See also deed of record in Book 5083, Page 433, in the said Register's Office.

TRACT B:

The following described property in Nashville, Davidson County, Tennessee:

A portion of Lots Nos. 39 and 40 on the Plan of Victoria Place as recorded in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, said property being more particularly described as follows:

Beginning at the point where the North line of Paris Avenue intersects the West line of 12th Avenue South; thence West a distance of 102 feet along the North line of Paris Avenue to a point; thence North at right angles a distance of 120.10 feet to a point; thence East at right angles, with the Southerly line of Lot 38, a distance of 101.40 feet to a point on the West line of 12th Avenue South; thence South along the West line of 12th Avenue South to the point of beginning.

Being the same property conveyed to Twentieth Century Real Estate Corporation, misidentified as 20th Century Real Estate Corporation, by deed of record in Book 6142, Page 884, as corrected in Book 6626, Page 663, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

3. Reservation of oil, gas and other minerals as more particularly described and set forth in Special Warrant Deed of record in Book 6142, Page 884, as corrected in Act of Correction to affirm Grantor's waiver of surface rights, of record in Book 6626, Page 663, in the Register's Office for Davidson County, Tennessee, including all conditions and representations contained therein.

4. Lease Agreement by and between 21st Century Christian Inc., as lessor and Park Happy, LLC, as lessee, dated September 1, 2013

5. Lease Agreement by and between Grantee, as landlord, and 21st Century Christian Inc., as tenant, dated as of September 28, 2021.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 9/28/21 (date of document).

Affiant Signature

9/28/21
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY