Karen Johnson Davidson County
Batch# 735478 DEEDWARRSP
10/13/2021 09:34:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20211013-0137482

THIS INSTRUMENT PREPARED BY:
Yelena Seletskaya, Esq.
Barton Benson Jones PLLC
745 E. Mulberry Ave, Suite 550
San Antonio, Texas 78212

Return to:
Katrina Haynes
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4353- **TN252007023J**

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Athens Way Nashville, LLC 1020 N.E. Loop 410, Suite 700 San Antonio, Texas 78209	SAME AS NEW OWNER	Previously a portion of #07011000400, now a portion of #07012001100

CORRECTIVE SPECIAL WARRANTY DEED

WHEREAS, by Special Warranty Deed of record in Instrument No. 20181108-0110832, Register's Office for Davidson County, Tennessee (the "Prior Deed"), **TENNESSEE FOOTBALL, INC.**, a Delaware corporation (hereinafter referred to as "Grantor"), conveyed that certain tract or parcel of land in Davidson County, Tennessee, to **ATHENS WAY NASHVILLE, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), and;

WHEREAS, by inadvertance and mutual mistake, said Prior Deed contained an error in the description of the Land intended to be conveyed as part of the Property, which Land was mistakenly described as more particularly set forth on **Exhibit A** attached hereto.

WHEREAS, the Grantee has requested the Grantor to correct said error, and said Grantor has agreed to do so;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $1.00 to it in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Grantee, its successors and assigns, the Property in Davidson County, State of Tennessee, described as follows:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee (the "Land") and being more particularly described on **Exhibit A-1** attached hereto and incorporated herein by reference, together with: (i) all buildings, fixtures, structures and improvements thereon, if any; (ii) any strips or gores between the Land and all abutting properties, if any; (iii) all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road, alley, railroad, spur, access way, easement (whether public, utility, or otherwise), or right of way (each, a "Right of Way"), opened, proposed, vacated, closed, or abandoned, in front of, at a side of, or adjoining the Land, to the centerline of such Right of Way; (iv) all right, title, and interest, if any, of Grantor in and to all Rights of Way and ingress and egress easements relating to the Land, whether surface, subsurface or otherwise; (v) all right, title and interest, if any, of Grantor in and to all water, water rights, minerals, and mineral interests of any kind or character in, on, under or otherwise pertaining to the Land or any other aspect of the Property; (vi) all right, title and interest, if any, of Grantor in and to all governmental or quasi-governmental permits, approvals, authorities, licenses, consents and bonds, if any, of any kind or character pertaining to the Land; (vii) all right, title, and interest, if any, of Grantor in and to all permits, contracts, drainage facilities and easements and rights of any kind or character to receive utilities services for the Land (including, without limitation, utility capacity, equivalent dwelling units, and impact fees pertaining to the Land); (viii) all right, title and interest, if any, of Grantor in and to all other transferable rights, privileges and appurtenances belonging or in any way pertaining to the Land (including, without limitation, all vested rights and entitlements pertaining to the Land); (the Land, together with all appurtenances described subsections (i)-(viii) above are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property (as defined herein), with the appurtenances, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee and its successors and assigns, forever and the said Grantor does hereby re-affirm and ratify all covenants and warranties and stipulations made and provided in the Prior Deed of record in Instrument No. 20181108-0110832, Register's Office for Davidson County, Tennessee.

Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, subject only to those matters shown on Exhibit B attached to the Prior Deed (collectively, the "Permitted Exceptions"). Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to the Permitted Exceptions.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument as of August 5, 2021.

GRANTOR:

TENNESSEE FOOTBALL, INC.,
a Delaware corporation, successor by merger to
Tennessee Football, LP,
a Tennessee limited partnership

By: _____
Name: Daniel Werly
Title: VP, General Counsel + Chief of Staff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan Werly, 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 the General Counsel of Tennessee Football, Inc., successor by merger to Tennessee Football, LP, a Tennessee limited partnership, the within named bargainor, a Delaware corporation, and that he/she as such General Counsel being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Tennessee Football, Inc. by himself/herself as Dan Werly.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of September, 2021.

_____
Notary Public

My Commission Expires: 11/6/24

[Signatures Continue on Next Page]

AMANDA BIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

GRANTEE:

ATHENS WAY NASHVILLE, LLC,
a Delaware limited liability company

By: Athens Way at Great Circle, Ltd.,
a Texas limited partnership,
its managing member

By: AWGC-GP, LLC,
a Texas limited liability company,
its sole general partner

By: _____
Sara Hanback,
Director of Finance

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sara Hanback, 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 the Director of Finance of AWGC-GP, LLC, a Texas limited liability company, the sole general partner of Athens Way at Great Circle, Ltd., a Texas limited partnership, managing member of ATHENS WAY NASHVILLE, LLC, a Delaware limited liability company, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Athens Way Nashville, LLC, by himself/herself in capacity set forth herein.

WITNESS my hand and official seal at Bexar County, Texas, this 29 day of September, 2021.

SHELBY TAYLOR ROWLAND
My Notary ID # 133236853
Expires July 28, 2025

_____
Notary Public

My Commission Expires: July 28, 2025

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Transfer tax in the amount of $370.00 was paid at the recording of the Special Warranty Deed of record in Instrument No. 20181108-0110832, Register's Office for Davidson County, Tennessee. No additional transfer tax is due in connection with the recording of this Corrective Special Warranty Deed.

Sara Hanback

Sara Hanback, Affiant

Subscribed and sworn to before me, this 29 day of September, 2021.

SHELBY TAYLOR ROWLAND
My Notary ID # 133236853
Expires July 28, 2025

Notary Public

My Commission Expires: July 28, 2025

EXHIBIT "A"

Original Description of Land

Being a parcel of land in Nashville, Urban Services District, Second Councilmanic District, Davidson County, Tennessee, located on the southerly side of Great Circle Road, west of Athens Way, being a portion of Lot 36 as shown on the plan of Section Two, Metrocenter as of record in Book 5200, Page 237, R.O.D.C., and being more particularly described as follows:

BEGINNING, at a point in the southerly right-of-way lines of Great Circle Road, said point being N 77° 05′ 19" W, 519.72 feet from the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, leaving said right-of-way line with the westerly line of Tract 18, Metrocenter as of record in Book 5200, Page 50, R.O.D.C. the following calls:

With a curve to the left 427.26 feet to a point, said curve having a central angle of 60° 00′ 00", a radius of 408.00 feet, a tangent of 235.56 feet and a chord of S 72° 54′ 41" W, 408.00 feet;

S 42° 54′ 41" W, 185.00 feet to a point;

With a curve to the right 53.81 feet to a point, said curve having a central angle of 07° 51′ 53" a radius of 392.00 feet, a tangent of 26.95 feet and a chord of S 46° 50′ 38" W, 53.77 feet;

THENCE with a severance line the following calls:

S 66° 09′ 09" E, 100.00 feet;

N 30° 33′ 32" E, 409.10 feet to the southerly right of way of Great Circle Road;

THENCE, with the southerly right of way of Great Circle Road S 77° 05′ 19" E, 450.00 feet to the point of beginning;

Containing 73,900 square feet or 1.70 acres more or less.

Described according to a survey prepared by Judy L. Judson, RLS No. 1935, Barge Design Solutions, File No. 3184317, dated February 15, 2018, last revised October 30, 2018.

Being a portion of the same property conveyed to Tennessee Football, L.P., a Tennessee limited partnership from MetroCenter Holdings, Inc., a Tennessee corporation by deed of record in Book 10933, Page 809 the Register's Office for Davidson County, Tennessee.

EXHIBIT "A-1"

Corrected Description of Land

Being a parcel of land in Nashville, Urban services District, Second Councilmanic District, Davidson County, Tennessee, located on the southerly side of Great Circle Road, west of Athens Way, being a portion of Lot 36 as shown on the plan of Section Two, Metrocenter as of record in Book 5200, Page 237, R.O.D.C., and being more particularly described as follows:

BEGINNING, at a point in the southerly right-of-way lines of Great Circle Road, said point being N 77°05' 19" W, 519.72 feet from the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, leaving said right-of-way line with the westerly line of Tract 18, Metrocenter as of record in Book 8250, Page 938, R.O.D.C. the following calls:

With a curve to the left 427.26 feet to a point, said curve having a central angle of 60°00' 00", a radius of 408.00 feet, a tangent of 235.56 feet and a chord of S 72°54' 41" W, 408.00 feet;

S 42°54' 41" W, 185.00 feet to a point;

With a curve to the right 53.81 feet to a point, said curve having a central angle of 07°51' 53" a radius of 392.00 feet, a tangent of 26.95 feet and a chord of S 46°50' 38" W, 53.77 feet;

THENCE with a severance line the following calls:

N 66°09' 09" W, 100.00 feet;

N 30°33' 32" E, 409.10 feet to the southerly right of way of Great Circle Road;

THENCE, with the southerly right of way of Great Circle Road S 77°05' 19" E, 450.00 feet to the point of beginning;

Containing 73,900 square feet or 1.70 acres more or less.

Described according to a survey prepared by Judy L. Judson, RLS No. 1935, Barge Design Solutions, File No. 3184317, dated February 15, 2018, last revised November 8, 2018.

Being a portion of the same property conveyed to Tennessee Football, L.P., a Tennessee limited partnership from MetroCenter Holdings, Inc., a Tennessee corporation by deed of record in Book 10933, Page 809, the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 October 8, 2021 (date of document).

K Hogan
Affiant Signature

10/11/2021
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 11th day of October, 2021.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

