Karen Johnson Davidson County
Batch# 738725 DEEDWARRSP
10/18/2021 12:31:30 PM 6 pgs
Fees: $33.00 Taxes: $32,005.00
20211018-0139635

This Instrument Prepared By:
Miller & Martin PLLC
Attn: Evan A. Allison
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No:
Nashville Wallace MOB, LLC **425 Seventh Street NE** **Charlottesville, VA 22902**	**Nashville Wallace MOB, LLC** **425 Seventh Street NE** **Charlottesville, VA 22902**	147-040-183.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **330 WALLACE PARTNERS, LLC**, a Tennessee limited liability company (herein "Grantor") does hereby bargain, sell, transfer and convey unto **NASHVILLE WALLACE MOB, LLC**, a Delaware limited liability company (herein "Grantee") the property described on **Exhibit A** attached hereto and made a part hereof, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (collectively, the "Property"), subject to all easements, restrictions and other matters of record more particularly described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Encumbrances").

This is improved property located at 330 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate, that the Property is free from all encumbrances except the Permitted Encumbrances, and it will warrant and defend the title against all persons claiming the same by, through or under it, except claims arising under or by virtue of the Permitted Encumbrances, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14 day of October, 2021.

330 WALLACE PARTNERS, LLC, a Tennessee limited liability company

By: _____
Lee K. Zoller, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Lee K. Zoller, to me known (or proved to me on the basis of satisfactory evidence) to be the President of **330 WALLACE PARTNERS, LLC**, a Tennessee limited liability company, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand at office this 14th day of October, 2021, 2021.

_____
Notary Public
My Commission Expires: Sept 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-06-2022

STATE OF Tennessee)

COUNTY OF Davidson)

I, Logan Cass, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $8,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Logan Cass
Affiant-Grantee

Sworn to and subscribed before me the 14 day of October, 2021.

Notary Public
My Commission Expires: 1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 AS SHOWN ON WALLACE ROAD SUBDIVISION OF RECORD AT INSTRUMENT NO. 20021024-0130456 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE LOCATED BETWEEN HARDING PLACE ON THE NORTH AND WALLACE ROAD ON THE SOUTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WALLACE ROAD AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT, BEING THE SOUTHWEST CORNER OF H.F. NELSON, ET. UX. OF RECORD IN BOOK 2646, PAGE 229, RODC;

THENCE, WITH SAID MARGIN AND CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 12 DEG. 51 MIN. 04 SEC., A RADIUS OF 1,455.30 FEET AND A CHORD OF SOUTH 76 DEG. 06 MIN. 03 SEC. WEST, 325.73 FEET FOR AN ARC LENGTH OF 326.41 FEET TO AN IRON PIN;

THENCE, SOUTH 69 DEG. 23 MIN. 19 SEC. WEST, 226.71 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN WITH THE EAST LINE OF H.C.A. REALTY, INC. OF RECORD IN INSTRUMENT NO. 00090688176, RODC, NORTH 08 DEG. 31 MIN. 37 SEC. EAST 147.43 FEET TO AN IRON PIN;

THENCE, NORTH 62 DEG. 08 MIN. 02 SEC. WEST 96.36 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF RECOVERY ROAD;

THENCE WITH SAID MARGIN AND A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 64 DEG. 45 MIN. 00 SEC. A RADIUS OF 155.00 FEET AND A CHORD OF NORTH 44 DEG. 01 MIN. 53 SEC. EAST, 165.99 FEET FOR AN ARC LENGTH OF 175.17 FEET TO AN IRON PIN;

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 61 DEG. 17 MIN. 34 SEC., A RADIUS OF 30.00 FEET AND A CHORD OF NORTH 42 DEG. 18 MIN. 10 SEC. EAST, 30.58 FEET FOR AN ARC LENGTH OF 32.09 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF HARDING PLACE;

THENCE, WITH A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 08 DEG. 42 MIN. 38 SEC., A RADIUS OF 1,482.40 FEET AND A CHORD OF NORTH 68 DEG. 35 MIN. 39 SEC. EAST, 225.15 FEET FOR AN ARC LENGTH OF 225.36 FEET TO AN IRON PIN;

THENCE, NORTH 64 DEG. 14 MIN. 20 SEC. EAST, 73.55 FEET TO AN IRON PIN;

THENCE, NORTH 73 DEG. 03 MIN. 29 SEC. EAST, 97.84 FEET TO AN IRON PIN;

THENCE, NORTH 64 DEG. 14 MIN. 20 SEC. EAST, 15.88 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF AFOREMENTIONED H.F. NELSON;

THENCE, WITH NELSON SOUTH 12 DEG. 31 MIN. 05 SEC. EAST, 332.20 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 330 WALLACE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM VIII FS NASHVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201808160081020, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

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 Instrument No. 200210240130456, in the Register's Office of Davidson County, Tennessee, as also approximately shown on the survey prepared by Byron D. Howell, dated September 1, 2021, under Job No. 202104843-001-RLS.

3. Terms and provisions of Stormwater Detention Agreement, by and between Grassmere Partners and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200505060051420, 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 10/14/2021.

Signature

Date: 10/14/2021

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 10/14/2021

My Commission Expires: 01/08/2024
Notary Seal

