Karen Johnson Davidson County
Batch# 743460 DEEDWARRSP
10/26/2021 10:01:30 AM 7 pgs
Fees: $38.00 Taxes: $14,060.00
20211026-0143605

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
CD 100 Holdings, LLC 1000 Kennesaw Boulevard Gallatin, Tennessee 37066	Same	026-00-0-113.00

FOR AND IN CONSIDERATION of the sum of Three Million Eight Hundred Thousand and 00/00 Dollars ($3,800,000.00), paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 518 PROPERTY MANAGEMENT AND LEASING, LLC, an Ohio limited liability company ("Grantor"), by these presents, transfers and conveys unto CD 100 HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 100 State Auto Boulevard, Goodlettsville, Davidson County, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth hereinabove, it is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

<Signatures and notary acknowledgments appear on the following pages.>

15th IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 15th day of October, 2021.

GRANTOR:

518 PROPERTY MANAGEMENT AND LEASING, LLC

By: Michael E LaRocco

Michael E. LaRocco, President

STATE OF OHIO)

COUNTY OF Franklin)

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael E. LaRocco with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of 518 Property Management and Leasing, LLC, an Ohio Limited Liability Company and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the entity by himself as President.

Witness my hand and seal this 15th day of October, 2021.

(Seal)

NOTARIAL SEAL STATE OF OHIO

KEVIN W. BROWN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

K W. Brown

Signature of person taking acknowledgment

Kevin W. Brown

Printed name of person taking acknowledgement

Attorney

Title or rank

Serial number, if any

STATE OF Tennessee)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Million Eight Hundred Thousand and 00/00 Dollars ($3,800,000.00).

AFFIANT

Sworn to and subscribed before me, this 21st day of October, 2021.

Notary Public

My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING a tract of land in the Second Civil District of Metropolitan Nashville, City of Goodlettsville, Tennessee, being more particularly described in accordance with a survey of Ragan Smith Associates dated June 16, 1997, entitled "State Auto Insurance Companies, Second Civil District, Metropolitan Nashville, City of Goodlettsville, Tennessee, ALTA/ACSM Land Title Survey" (Job No. 97-040), as follows:

BEGINNING at an existing iron pin at the north end of the northerly return curve at the intersection of Conference Drive (60-foot public right-of-way) and Windsor Green Boulevard (100-foot public right-of-way); thence northwestwardly with the easterly right-of-way line of Conference Drive having a 1,714.62-foot radius curve to the left, an arc distance of 657.41 feet to an iron pin (set); said curve has a chord bearing and distance of N 15° 23' 32" West 653.39 feet; thence N 26° 17' 18" W, a distance of 66.13 feet to an existing iron pin at the southwesterly property corner of a tract of land deeded to the Fellowship of Christian Athletes as of record in Deed Book 8176, Page 583, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way line, with the south property line of Fellowship of Christian Athletes tract, N 63° 36' 55" E, a distance of 654.22 feet to an existing iron pin in the west property line of Lot No. 1 as shown on the final plat of Piccadilly Apartments as of record in Plat Book 5200, Page 592, said Register's Office; thence with the west property line of the aforesaid Lot No. 1, in part, S 10° 11' 08" E, a distance of 980.28 feet to an existing iron pin on the north right-of-way line of Windsor Green Boulevard; thence with the north right-of-way line of Windsor Green Boulevard, S 85° 52' 44" W, a distance of 531.42 feet to an existing iron pin at the southeasterly end of the northeast return curve at the intersection of Windsor Green Boulevard and Conference Drive; thence, with said return curve, having a 25.00-foot radius curve to the right, an arc distance of 39.10 feet to the point of beginning; said return curve having a chord bearing and distance of N 49° 09' 06" W, 35.24 feet and containing 490,317 square feet or 11.256 acres, more or less, according to said survey.

INCLUDED in the above description but SPECIFICALLY EXCLUDED therefrom is that portion of the property conveyed to the City of Goodlettsville, Tennessee, by Warranty Deed from 518 Property Management and Leasing, LLC, an Ohio limited liability company, dated 04/13/2001 and of record in Instrument No. 20010517-0051418, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of the excluded property.

BEING part of the same property conveyed to State Auto Financial Corporation, an Ohio corporation, by Warranty Deed dated 07/11/1997, from S. C. Realty, Inc., a Delaware corporation, of record in Book 10526, Page 773, Register's Office for Davidson County, Tennessee.

ALSO BEING part of the same property conveyed to Stateco Financial Services, Inc., an Ohio corporation, by Quitclaim Deed dated 08/08/1997, from State Auto Financial Corporation, an Ohio corporation, of record in Book 10566, Page 984, Register's Office for Davidson County, Tennessee.

ALSO BEING part of the same property conveyed to 518 Property Management and Leasing, LLC, an Ohio limited liability company, by Quitclaim Deed dated 03/02/1998, from Stateco Financial Services, Inc., an Ohio corporation, of record in Book 10834, Page 332, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the appurtenant easements contained within that certain Easement Agreement of record in Book 11304, Page 882, and that certain Easement Agreement of record in Book 11304, Page 891, both in said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

3. Easement to Madison Suburban Utility District of record in Book 4377, Page 94, Register's Office for Davidson County, Tennessee.

4. Communications Systems Right of Way and Easement Agreement of record in Book 6753, Page 772, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Book 11304, Page 882, Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record in Book 11304, Page 891, Register's Office for Davidson County, Tennessee.

7. Permanent Easement for Construction and Maintenance of Drainage Facility of record in Instrument 200105170051418, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Janet L Adams do hereby make oath that I am a licensed attorney and/or 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 10-15-21.

Affiant
Date: 10-22-21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 22nd day of Oct, 2021.

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024