Karen Johnson Davidson County
Batch# 745489 DEEDWARRSP
10/28/2021 10:08:30 AM 6 pgs
Fees: $33.00 Taxes: $31,483.30
20211028-0144773

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TN)
COUNTY OF Bradley)

The actual consideration or value, whichever is greater, for this transfer is $8,509,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2021.

Notary Public

My commission expires: 4-22-22

BRADLEY COUNTY TENNESSEE NOTARY PUBLIC STATE OF CAROLYN FLOWERS

Address New Owner As Follows:

Sista and Sons, LLC
Attn: Akhilesh Sista
50 Murray Street, Apt. 1302
New York, NY 10007

Send Tax Bills To:

Same

Map-Parcel Number:

07500021400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **WATTS RETAIL, LLC**, a Tennessee limited liability

company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **SISTA AND SONS, LLC**, a New York limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 27th day of October, 2021 (the "Effective Date"), that certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 4005 Lebanon Pike, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

WATTS RETAIL, LLC,
a Tennessee limited liability company

By: _____
Bryan A. Chance, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRYAN A. CHANCE**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of October, 2021.

_____
Notary Public

My Commission Expires: 2/1/23

JENNIFER LANG
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02-01-2023
SUMNER COUNTY

856001.1/020210651

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Richard Watts Family Property, Minor Subdivision, of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with the Access Easement reflected on the plat of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Watts Retail, LLC, a Tennessee limited liability company, by Special Warranty Deed from Richard H. Watts Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20171222-0130728, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Restrictive covenants contained in instrument of record in Instrument No. 20140408-0029333, Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170412-0035850, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Final Plat of Richard Watts Family Property, Minor Subdivision, of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee.

4. Declaration of Easements, Covenants, Restrictions, and Agreements of record in Instrument No. 20210830-0116540, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Tammy Bentley, 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 10/27/2021 (date of document).

AFFIANT SIGNATURE

Date: 10/27/21

STATE OF TN
COUNTY OF BRADLEY

Sworn to and subscribed before me this 27th day of Oct, 2021.

Donna H Scott
NOTARY PUBLIC

My commission expires: 6-22-22

DONNA H. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Simplifile Certification-2021