This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Karen Johnson Davidson County
Batch# 747583 DEEDWARRSP
11/02/2021 10:34:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20211102-0146470

Send Tax Bills to
NEW OWNER:
Central Pike Land G.P.
3530 Central Pike
Hermitage, TN 37076

MAP 08500021000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Binkley Family Investments L.P.** , a Tennessee Limited Partnership, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto, **Central Pike Land G.P.**, a Tennessee General Partnership, consisting of two General Partners, (GCS Assets, LLC, A Wyoming Limited Liability Company, with Eric Lowman, as its President, and JC3 Holdings, LLC, A Wyoming Limited Liability Company, with Johnny Ray Crumby, III, as Managing Member and Stacy Crumby, as Member, each aforementioned LLC owning a one-half undivided general partnership interest and having full power and authority to convey title) hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee; described as follows, to-wit:

A tract or parcel of Land in Davidson County, Tennessee described according to a survey dated October 4, 2021 prepared by Barge Design Solutions, TN Registered Land Surveyor No. 1634, File No. 3769800 as follows, to-wit;

Being all of Lot No. 1, according to plat and survey titled "Final Plat, Resubdivision of Lot Number 3, Binkley ROW" of same appearing of record in Instrument No. 20170609-0058039, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170616-0060359, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said property.

Being part of the same property conveyed to Binkley Family Investments, L.P. a Tennessee Limited Partnership, from Binkley Family Investments, L.P., by Quitclaim Deed of record in Instrument No. 20170201-0010883, in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all matters shown on the Plan of record as Instrument Number 20170609-0058039, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170616-0060359, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of record as Instrument Number 20030206-0016495, AS Amended in Instrument No. 20040414-0042285 Register's Office of Davidson County, Tennessee.

Easement to Southern Bell Telephone and Telegraph Company of record in Book 1174, Page 366, in the Register's Office for Davidson County, Tennessee.

Title to that portion of the premises embraced within the bounds of any graves or graveyards with all rights of ingress and egress thereto of record in Book 6951, page 374, and Book 8987, page 1 in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20110330-0024445, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument No. 20121203-0110586, in the Register's Office for Davidson County, Tennessee.

"Notice of Limited Residential Use..." of record in Instrument No. 20060804-00956912 and 20060823-0104104, in the Register's Office for Davidson County, Tennessee.

Rights of the Railroad Company to expand its right of way to its full charter width.

This is improved property known as 3532 Central Pike, Nashville, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by

Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind its self, its successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against any person or entity taking by, through, or under Grantor.

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

WITNESS its hand this the 25th day of October, 2021.

Binkley Family Investments L.P., a Tennessee Limited Partnership,

By: Odell Binkley Jr., its General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Odell Binkley, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as General Partner **of Binkley Family Investments L.P.**, a Tennessee Limited Partnership, with the authority to do so, executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 10/25/2021

Affiant Signature Date 10/25/2021

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 25 day of October, 2021.

Notary Public
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024