THIS INSTRUMENT PREPARED BY:

Marcy E. Shelton
Peaseley & Derryberry PLC
504 Autumn Court, Suite 27
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 749882 DEEDWARRSP
11/05/2021 09:48:30 AM 7 pgs
Fees: $38.00 Taxes: $48,100.00
20211105-0148043

FROM: **DUPONT ASSOCIATES, LTD.**, a Tennessee limited partnership

TO: **DOMINION DUPONT, LLC**, a Tennessee limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
DOMINION DUPONT, LLC 601 N. Dupont Ave Madison, TN 37115	DOMINION DUPONT, LLC 3834 Sutherland Drive Knoxville, TN 37919	043-10-0-070.00

STEFFANIE M. SPECK
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF MONROE
My Comm. Expires 5/31/2023

STATE OF TN)
COUNTY OF KNOX)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Million and No/100 Dollars ($13,000,000.00).

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2020.

Notary Public

My Comm. Expires: 5-31-2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Thirteen Million and No/100 Dollars ($13,000,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **DUPONT ASSOCIATES, LTD.**, a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **DOMINION DUPONT, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in

Davidson County, State of Tennessee, as follows, to wit (the "Property"):

SEE EXHIBIT A (LEGAL DESCRIPTION) ATTACHED HERETO

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in **EXHIBIT B (PERMITTED ENCUMBRANCES)** attached hereto.

This is improved property commonly known as 601 N. Dupont Avenue, Madison, Davidson County, Tennessee 37115.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 21st day of October, 2021.

[SIGNATURE APPEARS ON SEPARATE PAGE]

GRANTOR:

DUPONT ASSOCIATES, LTD.,
a Tennessee limited partnership,

By: Freeman Webb Investments, Inc.,
a Tennessee corporation,
its General Partner

By: _____
William H. Freeman,
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **WILLIAM H. FREEMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **PRESIDENT** of **FREEMAN WEBB INVESTMENTS, INC.**, a Tennessee corporation, the General Partner of **DUPONT ASSOCIATES, LTD.**, a Tennessee limited partnership, the within bargainor, and that he as such **PRESIDENT** of **FREEMAN WEBB INVESTMENTS, INC.**, a Tennessee corporation, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as **PRESIDENT** of its General Partner.

Witness my hand and seal, at office in Nashville, Tennessee this the 18th day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/2024



EXHIBIT A (LEGAL DESCRIPTION)

A TRACT OF LAND IN THE 11 TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO THE SURVEY OF A AND A ENGINEERS, INC., AS JOB NO. 2025-82, DATED MAY 27, 1982, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF DUPONT AVENUE AT THE COMMON CORNER OF PROPERTY CONVEYED TO THE NASHVILLE HOUSING AUTHORITY BY DEED OF RECORD IN BOOK 4414, PAGE 364, REGISTER'S OFFICE FOR SAID COUNTY; AND THE HEREIN DESCRIBED TRACT; THENCE LEA VINO SAID A VENUE WITH THE LINE BETWEEN SAID TRACTS NORTH 4 DEGREES 48 MINUTES EAST 470.67 FEET TO A POINT IN THE SOUTHERLY LINE OF THE LAND H DEVELOPMENT COMPANY PROPERTY; THENCE WITH SAID COMPANY'S LINE SOUTH 87 DEGREES 51 MINUTES EAST 336.65 FEET TO AN IRON PIN; THENCE SOUTH 46 DEGREES 42 MINUTES EAST 50.03 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 59 MINUTES WEST 300.00 FEET TO AN IRON PIN; THENCE SOUTH 16 DEGREES 33 MINUTES 79.11 FEET TO AN IRON PIN; THENCE SOUTH 4 DEGREES 48 MINUTES WEST 92.00 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF DUPONT AVENUE; THENCE WITH SAID AVENUE, NORTH 85 DEGREES 12 MINUTES WEST 419 FEET TO THE POINT OF BEGINNING, CONTAINING 4.4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DUPONT ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM J. BRENT HURD, AS TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, CONVEY AND ASSIGN WITHOUT JOINDER OF BENEFICIARY OF RECORD IN BOOK 5894, PAGE 959, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY ALSO BEING DESCRIBED ON A SURVEY BY JOHN M. DUFFEE, REG. NO. 1431, BARGE WAGGONER SUMNER & CANNON, INC., DATED 1/7/08, JOB NO. 33977-00, AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NINTH COUNCILMONIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON NORTH DUPONT AVENUE NEAR MAY DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT-OF-WAY OF NORTH DUPONT A VENUE AT A SOUTHWESTERLY CORNER OF MADISON VIEW TOWERS, LP PROPERTY OF RECORD IN DEED BOOK 5197, PAGE 156, R.O.D.C.;

THENCE WITH SAID RIGHT-OF-WAY N 85 DEGREES 14' 04" W, 419.00 FEET TO A CONCRETE MONUMENT AT A SOUTHEASTERLY CORNER OF METRO POLIT AN DEVELOPMENT AND HOUSING AGENCY PROPERTY OF RECORD IN DEED BOOK 4414, PAGE 364, R.O.D.C.;

THENCE WITH THE EASTERLY BOUNDARY OF SAID METRO POLIT AN DEVELOPMENT AND HOUSING PROPERTY N 04 DEGREES 50' 50" E, 480.07 FEET TO A

FENCE POST IN THE SOUTHERLY BOUNDARY OF LOT 243 ON THE FINAL PLAT OF MADISON PARK, SECTION 8, OF RECORD IN PLAT BOOK 4300, PAGE 117, R.O.D.C.;

THENCE WITH THE SOUTHERLY BOUNDARY OF SAID MADISON PARK, SECTION 8, S 87 DEGREES 45' 19" E, 337.24 FEET TO AN IRON ROD AT A NORTHWESTERLY CORNER OF THE AFOREMENTIONED MADISON VIEW TOWERS, LP PROPERTY;

THENCE WITH THE WESTERLY BOUNDARY OF SAID MADISON VIEW TOWERS, LP PROPERTY AS FOLLOWS:

S 46 DEGREES 11' 31" E, 49.57 FEET TO AN IRON ROD;

S 01 DEGREES 59' 00" W, 300.00 FEET TO AN IRON ROD;

S 16 DEGREES 23' 38" E, 79.11 FEET TO AN IRON ROD;

S 04 DEGREES 54' 21" W, 90.27 FEET TO THE BEGINNING.

CONTAINING 191,049 SQUARE FEET OR 4.386 ACRES, MORE OR LESS.

Being the same property conveyed to DUPONT ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP, by deed from J. BRENT HURD, AS TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, CONVEY AND ASSIGN WITHOUT JOINDER OF BENEFICIARY, dated June 7, 1982, of record in Book 5984, Page 959, Davidson County Register of Deeds Office.

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EXHIBIT B (PERMITTED ENCUMBRANCES)

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 043-10-0-070.00.

2. Matters shown on the Plan of record in Book 1130, Page 37, said Register's Office.

3. Grant of Easement(s) of record in Instrument No. 20111212-0096732, said Register's Office.

4. Easements contained in instrument of record in Book 1181, Page 342, Book 1181, Page 345, Book 1181, Page 347 and Book 1174, Page 685, said Register's Office.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 July 1, 2021.

Affiant Signature

10/21/21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/2/2023
Date

