THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36708-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me this 4TH day of November, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 750431 **DEEDWARR**
11/05/2021 02:51:52 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00

20211105-0148476

STATE OF TENNESSEE NOTARY PUBLIC DEBBIE MANN WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tenir, LLC 500 Ygnacio Valley Road; Ste 290, Walnut Creek, CA 94596	Tenir, LLC 500 Ygnacio Valley Road; Ste 290, Walnut Creek, CA 94596	Map and Parcel No.: 10405016800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher C. Whitson, Trustee of the Clay M. Whitson Trust for the benefit of Clay M. Whitson, Jr. U/A/D May 02, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tenir, LLC, a California limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3703 Princeton Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantee is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is the acquire title on behalf of the real party in interest, in a tax deferred exchange under IRS 1031 and Rev. Proc. 2000-37.

Whenever used, the singular 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 executed this instrument on the 2nd day of November, 2021.

Christopher C. Whitson, Trustee

Christopher C. Whitson, Trustee of the Clay M. Whitson Trust for the benefit of Clay M. Whitson, Jr. U/A/D May 02, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Christopher C. Whitson, 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 Trustee of the Clay M. Whitson Trust for the benefit of Clay M. Whitson, Jr. U/A/D May 02, 2008, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Map of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher C. Whitson, Trustee of the Clay M. Whitson Trust for the Benefit of Clay M. Whitson, Jr. U/A/D May 02, 2008, by Warranty deed from Michael P. Cooper and Sandra J. Cooper, husband and wife, of record in Instrument No. 20200916-0105826, in the Register's Office of Davidson County, Tennessee, dated September 10, 2020 and recorded on September 16, 2020.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of Map of Richland Realty Co.'s Division "C" of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.