Karen Johnson Davidson County
Batch# 754164 DEEDWARRSP
11/12/2021 03:49:30 PM 7 pgs
Fees: $38.00 Taxes: $10,360.00
20211112-0151178

This Instrument Prepared By:

Baker Donelson Bearman Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203
Attn: N. Courtney Hollins

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Magnolia Elm Hill Partnership L.P. a Tennessee limited partnership Attn: Ben Bonner 10 Burton Hills Boulevard, Suite 220 Nashville, TN 37215	Same
Map & Parcel No.: **106-00-0-161.00**	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **TENNESSEE CHAPTER ASSOCIATED BUILDERS AND CONTRACTORS, INC.,** a Tennessee nonprofit corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **MAGNOLIA ELM HILL PARTNERSHIP L.P.,** a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described on the attached Exhibit "A" (the "Property")

This is improved Property known as 1604 Elm Hill Pike, Nashville, TN.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of September, 2021.

GREATER TENNESSEE CHAPTER, ASSOCIATED BUILDERS AND CONTRACTORS, INC.

By: Clayton F. Crownover
Name: Clayton F. Crownover
Title: President and Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clayton F. Crownover, 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 and Chief Executive Officer of **TENNESSEE CHAPTER ASSOCIATED BUILDERS AND CONTRACTORS, INC.**, the within named bargainor, a Tennessee nonprofit corporation, and that he as such President and Chief Executive Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President and Chief Executive Officer.

WITNESS my hand and seal at office this 29th day of September, 2021.

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

My Commission Expires:

7-7-2025

4827-5679-1037

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

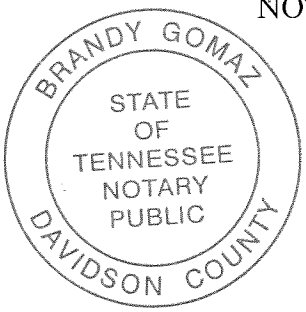
Brian Mekel
AFFIANT

Subscribed and sworn to before me this 30th day of September, 2021.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires:

5-5-25



4827-5679-1037

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baltz Brothers Packing Company, Re-recording of Lots 1, 2 and 5 of the Baltz Brothers Packing Company, of record in Plat Book 7900, Page 918, 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 a portion of the same property conveyed to Tennessee Chapter Associated Builders and Contractors, Inc. by deed of record in Book 9380, page 955, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
2. Matters shown on the Plans of record in Plat Book 7900, Page 918; Plat Book 7900, Pages 369, 370, and 371; and Plat Book 7900, Page 339, in the Register's Office for Davidson County, Tennessee.
3. Matters, Rights, and Easements contained in Deeds of Conveyance recorded in Book 9207, Page 448 and Book 9207, Page 454, in the Register's Office for Davidson County, Tennessee.
4. Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement recorded in Instrument Number 200004120036867, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 11/8/2021 (date of document).

Affiant Signature

11/8/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202111120151178