Karen Johnson Davidson County
Batch# 759211 DEEDWARRSP
11/22/2021 02:57:30 PM 8 pgs
Fees: $43.00 Taxes: $31,450.00
20211122-0154935

Prepared by and after recordation, return to:
Morris, Manning & Martin, L.L.P.
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326
Attention: Matt Sours, Esq.
NCS 1028082

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel Numbers:
c/o Middle Street Partners 146 Williman Street Suite 100 Charleston, SC 29403	Same	06000004600; 06000004300; 06000004500

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

RUDRA INVESTMENTS, LLC, a Tennessee limited liability company (herein "**Grantor**") for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto **DICKERSON PIKE OPERATING COMPANY, LLC**, a Delaware limited liability company ("**Grantee**"), certain real property located in the City of Nashville, Davidson County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

Being the same property conveyed to Grantor by deed of record recorded at 20171215-0127927 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 2820 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor

will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

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[SIGNATURES TO FOLLOW]

EXECUTED and made effective as of the 9 day of NOV, 2021.

GRANTOR:

RUDRA INVESTMENTS, LLC,
a Tennessee limited liability company

By: Vipul Desai
Name: Vipul Desai
Title: Managing Member

STATE OF TN)

COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforementioned, personally appeared, Vipul Desai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Him self to be, Managing Member of RUDA INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such, Managing Member executed the foregoing instrument for the purpose therein contained, by signing on behalf of the limited liability company by Him self as Managing Member.

WITNESS my hand and Official Seal at office, this 9 day of NOV, 2021.

Notary Public

My Commission Expires _____ [Affix Notary Seal]

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

***

STATE OF South Carolina)

COUNTY OF Charleston)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 8,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public

My Commission Expires 7/27/26.

[Affix Notary Seal]

MYRA E. JONES
NOTARY
My Comm. Expires
July 27, 2026
PUBLIC
SOUTH CAROLINA

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT 1: (2820 Dickerson Pike) 060-046.00
A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of Lands of Claiborne Y. Hooper, deceased, of record in Minute Book "A", page 693, and in Minute Book "C", page 400, of the Chancery Court, and described according to a copy of a survey thereof made June 6, 1946, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the westerly margin of Dickerson Road or Pike, as now widened, and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from the intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12° 15' East 370 feet, more or less, to the south margin of a new 30-foot road way lying along the north line of this property, and along the south line of the Vaughn Property, said roadway being established by this survey; thence along the south margin of said roadway, North 89° 45' West 420 feet to a stake; thence South 9° 15' West 364.8 feet to a stake in a fence line, being Burnett Morris's north line; thence with said fence South 89° 30' East 400 feet to the point of beginning, containing 3.38 acres, more or less.

TRACT 2: (2828 Dickerson Pike) 060-043.00
Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the lands of Claiborne Y. Hooper, of record in Minute Book "A", page 693, and Minute Book "C", page 400, Chancery Court at Nashville, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated October 12, 1959 as follows: Beginning at a point at an iron pin on the westerly margin of Dickerson Pike, said point being the southeast corner of the property conveyed to Henry E. Gentry and wife, Hazel Gentry, by deed from Haly Vaughan, Executor, et al, of record in Book 2102, page 157, Register's Office for said County; thence with the westerly margin of Dickerson Pike, North 12 deg.15' East 217 feet to an iron pin; thence North 89 deg. 00' West 500 feet to an iron pin; thence South 1 deg. 30' East 217 feet to an iron pin in a fence; thence South 89 deg. 45' East 450 feet to an iron pin in the westerly margin of Dickerson Pike, the point of beginning.

TRACT 3: (0 Dickerson Pike) 060-045.00
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Property located on the West side of Dickerson Pike in the City of Nashville, 2nd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 45.00 on Davidson County Property Map 60, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated October 2, 2017 and known as Job No. 17092, as follows:

BEGINNING at an existing iron pin in the westerly right-of-way of Dickerson Pike, approximately 60 feet from the center. Said pin being the Northernmost Northeast corner of the herein-described tract and the Southeast corner of the Paul D. Hussey property of record in Deed Book 8193, page 588, Register' s Office for Davidson County, Tennessee (Parcel 43). Thence, from said POINT OF BEGINNING, along the westerly right-of-way of Dickerson Pike, S 13°0717 W - 30.04 to an existing iron pin at the Northeast corner of the Paul D. Hussey property of record in Deed Book 8626, page 954, Register's Office for Davidson County, Tennessee (Parcel 46).

Thence, leaving the right-of-way of Dickerson Pike, along the northerly and westerly line of Hussey, N 88° 03'43" W - 419.88 to an iron pin by a power pole; Thence S 10°41'31" W - 367.41' to an existing iron pin at a fence corner, in the northerly line of the 2816 Dickerson, L.L.C. property of record in Instrument No. 20150507-0065810, Register's Office for Davidson County, Tennessee (Parcel 113). Thence, along the northerly line of 2816 Dickerson, L.L.C., N 87°19'10' W - 742.19' to an iron pin set at the Southwest corner of the herein-described tract; Thence, leaving the northerly line of 2816 Dickerson, L.L.C., with the easterly line of Parcel 44, N 02°40'51" E - 393.74' to an iron pin set in the southerly line of the Pine Ridge Subdivision. Thence, along said line, S 86°58'23" E - 477.28' to an existing iron pin; Thence S 87°50'25" E -290.00 to an existing iron pipe at the Southwest corner of the Paul D. Hussey property, (Parcel 43) aforementioned. Thence with the southerly line of Hussey, S 88°03'43" E - 451.58' to the POINT OF BEGINNING, containing 7.22 acres, more or less.

Being the same property conveyed to Rudra Investments, LLC by Special Warranty deed from DVR, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171215-0127927 Register's Office Davidson County, Tennessee.

EXHIBIT B

1. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Joseph J. Dugger and wife, Hattie Lee Dugger and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3984, Page 719, in the Register's Office of Davidson County, Tennessee.
2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mignon Markle (agent Jacob Markle) and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4026, Page 636, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mrs. Hazel Gentry and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4026, Page 640, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Declaration of Ingress, Egress, and Utility Easement, by and between Paul Hussey and Phillip Robinson; Sheryl Robinson Thompson; Amy Robinson Sparks; Patricia Robinson Wells; and Dawn Robinson Fuller their heirs, successors and assigns, of record in Instrument No. 201710230108208, in the Register's Office of Davidson County, Tennessee.
5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Wilson & Associates, P.C on July 15, 2020 last revised July 17, 2020, designated 20-1537:

   (A) Overhead electric lines and power poles extend over southeast and northeast borders onto subject property without benefit of an easement.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 November 9, 2021 (date of document).

Affiant Signature

November 9, 2021
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS

NOTARY'S SEAL