Karen Johnson Davidson County
Batch# 763536 DEEDWARRSP
12/01/2021 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $40,145.00
20211201-0158227

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

**SPECIAL WARRANTY DEED**

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Blue Gate Nashville Percy Owner, LLC<br>6805 Morrison Blvd., Suite 250<br>Charlotte, North Carolina 28211 | [SAME] | 09713004400 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NG PERCY PRIEST, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **BLUE GATE NASHVILLE PERCY OWNER, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 3411 Percy Priest Drive, Nashville, Davidson County, Tennessee.

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.

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.

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**.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater for this transfer is $10,850,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of November, 2021.

Notary Public

My Commission Expires: May 5, 2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 17 day of November, 2021.

**GRANTOR:**

**NG PERCY PRIEST, LLC**, a
Tennessee limited liability company

By: _____
A. Taylor Preston, Managing Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, A. Taylor Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of NG Percy Priest, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand and seal at office this 16th day of November, 2021.

_____
Notary Public

My Commission Expires:

5/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**EXHIBIT A**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF LARCHWOOD COMMERCIAL SUBDIVISION, OF RECORD IN INSTRUMENT NO. 201506170057875, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION, OF RECORD IN INSTRUMENT NO. 201506300062850, SAID REGISTER'S OFFICE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NG PERCY PRIEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM THE BOAT RACK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202108120108847, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

## Exhibit B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.

2. Taxes and assessments for the year 2021, due and payable, but not yet delinquent, and subsequent years, a lien not yet due and payable.

3. All matters shown on plat(s) of record in Instrument No. 201506170057875; as affected by Surveyor's Certificate of Correction Applicable to the plan of Larchwood Commercial Subdivision Section 12, in Instrument No. 201506300062850, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Jason Padgett and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 201208290077835, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by MDREA Inc, of record in Instrument No. 201505060041196, in the Register's Office of Davidson County, Tennessee.

6. Rights of parties in possession not shown by the Public Records.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/17/2021.

Signature

Date: 11/17/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 11/17/2021

My Commission Expires: 01/08/2024
Notary Seal

