Karen Johnson Davidson County
Batch# 763667 DEEDWARR
12/01/2021 09:33:30 AM 7 pgs
Fees: $38.00 Taxes: $7,252.00
20211201-0158452

This instrument was prepared by:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

WARRANTY DEED

FROM: **FULL THROTTLE RACE PARTS LLC,** a Tennessee limited liability company, Grantor

TO: **1130 DAVIDSON, LP**, a Delaware limited partnership, Grantee

Address New Owner (s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Number:**
1130 Davidson, LP 255 Glenville Road Greenwich, CT 06831	Same as New Owner	094 05 0 107.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **FULL THROTTLE RACE PARTS LLC, a Tennessee limited liability company** (erroneously identified as Full Throttle Race Parts, a Tennessee limited liability company, in deed of record Instrument No. 20100709-0054002, in the Register's Office for Davidson County, Tennessee) ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto **1130 DAVIDSON, LP, a Tennessee limited partnership** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto, and all improvements, buildings and structures located thereon and all fixtures attached thereto (collectively, the "Property").

The Property is improved property known as 1130 Davidson Street, Nashville, Tennessee 37213.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted from any encumbrance done or suffered by Grantor, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE APPEARS ON FOLLOWING PAGE.]

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

GRANTOR:

FULL THROTTLE RACE PARTS LLC,

a Tennessee limited liability company

By: _____

Its: Member

(STATE OF TN)
)
(COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald Kelly, 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 Member (or other officer authorized to execute the instrument) of **FULL THROTTLE RACE PARTS LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Member.

Witness my hand and seal, at Office in Nashville, TN, this 17 day of November, 2021.

_____
Notary Public
My Commission Expires: _____

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

4888-1357-5427

(STATE OF TN)

(COUNTY OF Davidson)

The actual consideration for this transfer is ONE MILLION NINE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($1,960,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of November, 2021.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4888-1357-5427

202112010158452

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, being Lot No. 10 on the Plan of Inner-City Industrial Park, Section 10, of record in Book 6050, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby, and for a more complete legal description thereof,

Being the same property conveyed to Full Throttle Race Parts, a Tennessee limited liability company, by deed from James A. Crossman and wife, Mary Crossman, of record as Instrument No . 20100709-0054002, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real Property taxes for the year 2022 and subsequent years, a lien not yet due or payable.

2. All matters as set forth per Plat Book 6050, Page 311, Register's Office for Davidson County, Tennessee.

3. Easement and Right of Way to Nashville Railway and Light Co of record in Book 649, page 120 and Book 653, page 585, Register's Office for Davidson County, Tennessee.

4. Warranty Deed of Flowage Easement of record in Book 2199, page 71, Register's Office for Davidson County, Tennessee.

5. Sewer Easement to the City of Nashville of record in Book 2297, page 185, Register's Office for Davidson County, Tennessee. Exceptions to Easement of record in Book 4834, Page 497, said Register's Office.

6. Nashville Electric Service Easement of record in Book 3068, page 136, Register's Office for Davidson County, Tennessee.

7. Easement No. 1 as set forth in that Right of Entry of record in Book 5470, page 469, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Of record in Book 5512, page 212, Register's Office for Davidson County, Tennessee.

9. Declaration of Easement of record in Book 5519, page 808, Register's Office for Davidson County, Tennessee.

10. Easements for the flow of the Cumberland River and any pond, stream or creek as much as there on lies.

11. Title to any portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Cumberland River, without diminution or pollution, and the consequence of any past or future change in the location of said Cumberland River.

12. The following matters shown on the ALTA/NSPS Survey prepared by Christopher J. Mabery RLS No. 2483, Ragan-Smith Associates, Inc. dated September 2, 2021, last revised November 12, 2021:

    a) electric tower encroaching onto property
    b) building extends into easement area by approximately 1.6'
    c) building extends into easement area by approximately 5.3'

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 17, 2021.

Affiant
Date: 11/23/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of November, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY