(1) mail

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 763697 DEEDWARRSP
12/01/2021 10:01:36 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20211201-0158488

This Instrument Prepared By
and return upon recording to:

Christian A. Schuetz
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To
Mose T. Ramieh III 480 Cave Road Nashville, TN	Same as New Owner
Map & Parcel No.: 094 00 0 145.00	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOSE T. RAMIEH, JR. and MOSE T. RAMIEH III**, individually, each as a one-half undivided interest (collectively the "Grantor") as surviving and only owners of **MM3, LLC**, have bargained and sold and does hereby transfer and convey unto **MOSE T. RAMIEH III** ("Grantee"), his heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the " Property").

The Property is improved property located at 480 Cave Road, Nashville, TN 37210.

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 themselves, theirs 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 (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of November, 2021.

Mose T. Ramieh, Jr.

Mose T. Ramieh III

STATE OF NC §
COUNTY OF Brunswick §

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Mose T. Ramieh, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of Nov, 2021.

Notary Public

My Commission Expires: 20 Oct. 2024

WENDY L FIGAS
Notary Public
Brunswick County, North Carolina
My Commission Expires
October 20, 2024

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

Mose T. Ramieh, Jr.

Mose T. Ramieh III

STATE OF TENNESSEE §
COUNTY OF Williamson §

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Mose T. Ramieh, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2021.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE §
COUNTY OF Williamson §

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Mose T. Ramieh III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2021.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $50.00.

AFFIANT

Subscribed and sworn to before me this 12th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, being Lot No. 12E of Section 17, River Hills Industrial Park, as of record in Plat Book 4995, page 92, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod on the southerly right-of-way line of Cave Road, 60 feet in width, at a corner common with Lot 12-C, River Hills Industrial Park, Section 12, of record in Plat Book 4660, Page 66, said Register's Office;

Thence, with the southerly right-of-way line of Cave Road for the following two calls:
With a curve to the right having a radius of 576.20 feet, a curve length of 185.59 feet, a central angle of 18 degrees 27 minutes 16 seconds and a chord bearing and distance of South 70 degrees 38 minutes 45 seconds East 184.79 feet to an existing iron rod,
South 63 degrees 11 minutes 04 seconds East, 88.88 feet to an existing iron rod on the beginning of a radius return to River Hill Drive, 60 feet in width;

Thence, with the radius return to River Hills Drive with a curve to the right having a radius of 25.00 feet, a curve length of 39.27 feet, a central angle 90 degrees 00 minutes 00 seconds and a chord bearing and distance of South 15 degrees 59 minutes 27 seconds East, 35.36 feet to an existing iron rod on the westerly right-of-way line of River Hills Drive;

Thence, with the westerly right-of-way line of River Hills Drive with a curve to the left having a radius of 836.77 feet, a curve length of 139.88 feet, a central angle of 09 degrees 34 minutes 41 seconds and a chord bearing and distance of South 23 degrees 13 minutes 13 seconds West, 139.72 feet to an existing iron rod at a corner common with Lot 2, Section 21, River Hills Industrial Park, of record in Plat Book 5210, page 264, said Register's Office;

Thence, leaving the westerly right-of-way line of River Hills Drive with the northerly property line of Lot 2, River Hills Industrial Park, North 63 degrees 21 minutes 34 seconds West, 260.97 feet to an existing iron rod on the easterly property line of said Lot 12-C, River Hills Industrial Park;

Thence, with the easterly property line of Lot 12-C, North 09 degrees 26 minutes 13 seconds East, 148.54 feet to the point of BEGINNING, containing 44,856 square feet of 1.030 acres, more or less.

Being the same property conveyed to MM3, LLC by Deed from James M. Woodard, Trustee for Cave Investors, of record in Instrument No. 2007080100-91131, dated July 30, 2007, Register's Office for Davidson County, Tennessee.

The said MM3, LLC has been administratively dissolved as evidenced with the Tennessee Secretary of State Filing Records. Mose T. Ramieh, Jr. and Mose T. Ramieh III being the surving owners of MM3, LLC, each owning a one-half (1/2) undivided interest.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 4955, page 92, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4816, page 418, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 5352, page 273, and Book 8917, page 625, Register's Office for Davidson County, Tennessee.