This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 766558 DEEDWARRSP
12/03/2021 09:32:30 AM 6 pgs
Fees: $33.00 Taxes: $10,175.00
20211203-0160373

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Ballet Flats LLC 703 Lynnbrook Rd. Nashville, TN 37215	Ballet Flats LLC 703 Lynnbrook Rd. Nashville, TN 37215	Map/Parcel 104-01-0-145.00; 104-01-0-145.01; and 104-01-0-145.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LUP 7 PARTNERS I, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BALLET FLATS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of November, 2021, but is effective as of the 30th day of November, 2021.

GRANTOR:

LUP 7 PARTNERS I, LLC,
a Tennessee limited liability company

By: _____
Name: Rawleigh Pyne
Its: Authorized Representative

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rawleigh Pyne, the Authorized Representative of LUP 7 Partners I, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as such Authorized Representative.

Witness my hand and official seal this 30 day of November, 2021.

_____
Notary Public

My Commission Expires:
11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,750,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 11.5.24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 4, 5 and 6 on the Plan of Redmon-Corenswet, Section Two, of record in Plat Book 3500, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LUP 7 Partners 1, LLC, a Tennessee limited liability company by Warranty Deed from 531 ABA, LLC, a Tennessee limited liability company of record in Instrument No. 20200117-0006615, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 66, Register's Office for Davidson County, Tennessee.

4. Transmission Line Right of Way to The Tenn. Electric Power Company of record in Book 1021, Page 538, in the Register's Office for Davidson County, Tennessee.

5. Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.

6. The rights of tenants, as tenants only, under recorded or unrecorded leases.

7. Applicable zoning and governmental regulations and ordinances.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 30, 2021** (date of document).

Carole M. Maxson

12/1/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/1/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: _____

