This instrument prepared by and after recording return to:

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

Karen Johnson Davidson County
Batch# 772454 DEEDWARRSP
12/13/2021 09:40:30 AM 9 pgs
Fees: $48.00 Taxes: $13,875.00
20211213-0164484

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
ROBERTSON PROPERTY LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	ROBERTSON PROPERTY LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	Map/Parcel 10302006400

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, **MWM PROPERTIES,** a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ROBERTSON PROPERTY 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 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 9th day of December, 2021.

GRANTOR:

MWM PROPERTIES,
a Tennessee General Partnership

CYNTHIA MILLIGAN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cynthia Milligan, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 9 day of December, 2021.

My Commission Expires:

Notary Public

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

BRADLY A. MIDGETT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradly A. Midgett, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 9 day of December, 2021.

My Commission Expires:

Notary Public

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

[*Signatures continue on next page*]

NICHOLAS D. WEISS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicholas D. Weiss, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 9 day of December, 2021.

My Commission Expires:

Notary Public

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

[*Signatures continue on next page*]

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,750,000.00, 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 9 day of December, 2021.

NOTARY PUBLIC

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

My Commission Expires: _____

Exhibit "A"

Legal Description of Property

Tract I:

Land in Davidson County Tennessee, being Lot number I on the Final Plat Resubdivision of Parkwood Glen Phase Three condominiums, as of record in Book 7900, page 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to MWM Properties by Executor's Deed dated November 7, 2003, of record in Instrument No. 20031112-0165274; and further being the same property conveyed to MWM Partnership by Corrected Executor's Deed dated December 2, 2003, of record at Instrument No. 20040108-0003081; and further being a portion of the same property conveyed to MWM Properties, a Tennessee General Partnership, by Deed of Correction dated August 7, 2013, of record in Instrument No. 20130820-0087644, all in the Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being parts of Lots number 31 and 32 on the Plan of T.M. Nail's Subdivision of Lots 18, 19 and 20 of the B. F. Cockrill Land, as of record in Book 421, page 63, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Deal Avenue, said point being 455 feet eastwardly from the intersection of the northerly margin of Deal Avenue and the easterly margin of Nall Avenue, as measured along the said margin of Deal Avenue; thence northwardly with a line parallel to and 25 feet westwardly from the common line between Lots 31 and 32 of said plan, a distance of 217.8 feet to a point in the southerly line of Lot number 22 on said plan; thence with the common line between Lots 21, 22 , 31 and 32 on said plan, eastwardly from and parallel to the common line between Lots 31 and 32, a total distance of 217.8 feet to a point in the northerly margin of Deal Avenue; thence with said margin westwardly 75 feet to the point of beginning.

Being a portion of the same property conveyed to MWM Properties by Executor's Deed dated November 7, 2003, of record in Instrument No. 20031112-0165271; and further being the same property conveyed to MWM Partnership by Corrected Executor's Deed dated December 2, 2003, of record at Instrument No. 20040108-0003078; and further being a portion of the same property conveyed to MWM Properties, a Tennessee General Partnership, by Deed of Correction dated August 7, 2013, of record in Instrument No. 20130820-0087644, all in the Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being the west 75 feet of Lot number 31 on the plat of T.M. Nall's Subdivision of Lots 18, 19 and 20 of the B. F. Cockrill land, as of record in Book 421, page 63, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Deal Avenue, also being the southeasterly corner of Lot Number 30, being 435.6 feet south of an iron pin located at the common corner of Lots 22 and 23 in said subdivision; thence running eastwardly 75 feet parallel with the southerly border of said Lot number 22; thence running northerly along a parallel line 25 feet west of the westerly border of Lot Number 32, a distance of 217.8 feet to a point on the southerly border of Lot Number 22, said point being 25 feet west of the common westerly corner of Lots number 21 and 32; thence running westerly 75 feet along the

southerly border of Lot number 22 to a point being the common easterly corner of Lots 23 and 30; thence southwardly 217.8 feet along a line being the easterly border of Lot 30 to the point of beginning.

Being the same property conveyed to MWM Properties by Executor's Deed dated November 7, 2003, of record in Instrument No. 20031112-0165273; and further being the same property conveyed to MWM Partnership by Corrected Executor's Deed of record at Instrument No. 20040108-0003082; and further being a portion of the same property conveyed to MWM Properties, a Tennessee General Partnership by Deed of Correction dated August 7, 2013, of record in Instrument No. 20130820-0087644, all in the Register's Office for Davidson County, Tennessee.

Tract IV:

Land in Davidson County, Tennessee, being part of lots Nos. 21 and 22, on the Plat of T.M. Nall's Subdivision of Lots 18, 19 and 20 of the B.F. Cockrill Land, as of record in Book 421, page 63, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Robertson Avenue said point being the northwest corner of property conveyed to Morton B. Howell, Jr., and wife, by deed of record in Book 2740, page 531, said Register's Office; thence southwardly 217.8 feet to a point; thence westwardly 75 feet to a point; thence northwardly 33.5 feet to a point; thence westwardly 6 feet to a point; thence northwardly 39.2 feet to a point; thence eastwardly 6 feet to a point; thence northwardly 145 feet to a point in the southerly margin of Robertson Avenue; thence with same eastwardly 75 feet to the point of beginning.

Being a part of the property conveyed to MWM Properties by Executor's Deed dated November 7, 2003, of record in Instrument No. 20031112-0165271, Register's Office for Davidson County, Tennessee.

ALONG WITH THE FOLLOWING:

Land in Davidson County, Tennessee, being a triangular tract, being part of Lot 2 of the resubdivision of the Howell-Milligan Property, as of record in Book 7900, Page 681, said Register's Office, described as follows:

Beginning at an iron pin in the south right-of-way of Robertson Avenue at a common corner with Lot 3; thence with Lot 3 south 12 degrees 53 minutes 50 seconds west 218.58 to an iron rod at a common corner with Lot 2; thence with a line crossing Lot 2, north 04 degrees 23 minutes 57 seconds east 216.20 feet to an iron rod in the south right-of-way line of Robertson Avenue; thence with the south right-of way line of Robertson Avenue south 35 degrees 34 minutes 36 seconds east 52.30 feet to the point of beginning.

Being the same property conveyed to Joyce Milligan by Quitclaim Deed from Morton B. Howell and wife, Nancy W. Howell, of record in Book 9299, Page 103, Register's Office for Davidson County, Tennessee. Being the same property conveyed to MWM Properties by Deed dated November 7, 2003, of record in Instrument No. 20031112-0165270; and further being the same property conveyed to MWM Partnership by Corrected Executor's Deed dated December 2, 2003, of record at Instrument No. 20040108-0003080; and further being the same property conveyed to MWM Properties, a Tennessee General Partnership by Deed of Correction of record in Instrument No. 20130820-0087644, all in the Register's Office for Davidson County, Tennessee.

Tract V:

Land in Davidson County, Tennessee, being the West 75 feet (except an area 6 feet x 39.2 feet) of Lot 22 on the Plan of T.M. Nall's Subdivision of Lots 18, 19, and 20 of the B.F. Cockrill Land, as of record in Book 421, Page 77, said Register's Office, and described as follows:

Beginning in the northerly margin of Robertson Avenue at an iron pin located at the common northerly corner of Lots 22 and 23 in said Subdivision and running thence southwardly along the line between said Lots a distance of 217.8 feet to the common rear corners of Lots 22, 23, 30 and 31; thence eastwardly 75 feet to a point which is 25 feet West of the common corners of Lots 21, 22, 30 and 31; thence continuing northwardly, along a line parallel with and 25 feet west of the easterly line of Lot 22, a distance of 33.6 feet; thence westwardly along a line parallel with Robertson Avenue 6 feet to a point; thence northwardly along a line parallel with the easterly line of Lot 22, a distance of 39.2 feet to a point; thence eastwardly and parallel with Robertson Avenue 6 feet to a point, which is 25 feet West of the easterly line of Lot 22; thence eastwardly along a line parallel with and 25 feet West of the easterly margin of lot 22, a distance of 145 feet to an iron pin in the southerly margin of Robertson Avenue; thence westwardly along the same, 75 feet to the beginning.

Being the same property conveyed to MWM Properties by Executor's Deed dated November 7, 2003, of record in Instrument Number 20031112-0165272; and further being the same property conveyed to MWM Partnership by Corrected Executor's Deed dated December 2, 2003, of record at Instrument No. 20040108-0003079; and further being a portion of the same property conveyed to MWM Properties, a Tennessee General Partnership by Deed of Correction of record in Instrument No. 20130820-0087644 Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, a lien due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 203, Register's Office for Davidson County, Tennessee (as to Tract 1).

3. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 681, Register's Office for Davidson County, Tennessee (as to Tracts 4 and 5).

4. Subject to all matters shown on the Plan of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee (as to Tracts 2, 3, 4, and 5).

5. Water main easement identified in Deed of record in Book 4424, Page 602, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Samantha R. Birdsall, 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 **December 9, 2021** (date of document).

Samantha R. Birdsall

Samantha R. Birdsall

12/10/21

Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 12/10/21, before me, the undersigned, personally appeared Samantha R. Birdsall, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: January 3, 2022

